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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0121E – 990 Columbus Avenue (aka 665 Chestnut)

Project Location: 990 Columbus Avenue; between Chestnut and Lombard Streets
Assessor's Block and Lot: Block 0065; Lot 048
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the addition of three wireless microcell transmitter antennae and associated hardware within a rooftop area of about 420 square feet (sq ft) located on a three-story building constructed in 1915. The 16,900-sq ft building is rated 4 on the North Beach survey. The antennae, which would reach a height of 61 feet above ground, would be visible from street level and would be painted gray to match an existing elevator penthouse. The site, on the northern side of Columbus Avenue, at the southern-most tip of the block (Assessor's Block 0065; Lot 048), is a flatiron-shaped parcel of 4,181 sq ft within the city block bounded by Columbus Avenue to the south, Chestnut Street to the west, Mason Street to the north, and Lombard Street to the east. The project site, in the North Beach neighborhood, is in the North Beach Historic Zoning District and is within a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
James Singleton, CalCom Systems, 925-362-9676, representing Sprint/Nextel

EXEMPT STATUS:
X Categorical Exemption, Class 3 [State Guidelines, Section 15303(d)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415-558-5968

January 11, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: James Singleton, Project Sponsor
D. Dibartolo & J. Battis, Planning Dept.
North Beach Neighbors (BBN)
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
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Existing

NEXTEL

Chestnut
665 Chestnut Street
San Francisco , CA

CA - 4055

view from Chestnut Street & Columbus Avenue looking at southeast elevation

Proposed

AdvanceSim
Photo Simulation Solutions

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REMARKS (Continued):

The proposed addition of three microcell transmitter antennae and associated hardware within a rooftop area of about 420 sq ft would not affect any exterior character-defining historic features on the subject building. Visible alterations would be limited to attachment of relatively small antennae located on a rooftop mechanical penthouse that is above and setback from the roofline. These antennae will be painted to match the surrounding building surface area. The project meets the U.S. Secretary of the Interior's Standards for Treatment of Historic Properties, and therefore, will not have a substantial adverse impact on any historic resource. Futhermore, the addition is easily reversible.

Because the proposed project would not materially alter or significantly impact the appearance of the building or its historic district setting, project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 3.

CEQA State Guidelines Section 15303, or Class 3, provides an exemption for construction and location of limited numbers of new, small facilities or structures. Specifically, Section 15303(d) allows for construction and location of small structures to provide for extensions to public utility services. Therefore, the proposed project is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0769E: Demolition of a Single-Family Dwelling and Construction of a New Two-Unit Residential Building
Location: 877 Hampshire Street, east side between 20th and 21st streets; Assessor's Block/Lot: 4089/025
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would include demolition of an approximately 2,450-square-foot, approximately 36-foot high, attic-and-one-story-over-basement single-family house. After demolition, an approximately 4,200-square-foot, four-story, approximately 40-foot tall, two-unit residential building would be constructed on the approximately 2,900-square-foot parcel. Excavation of the project site would be required to construct the building foundation, and the first story, which would have a three-car garage and habitable space, and to construct a rear retaining wall.

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According to the Assessor's records, the existing building was constructed at the turn of the 19th century. The project site is within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District, in the Mission District

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Suheil Shatara, Project Contact, (415) 512-7566, representing Pat Crowley, Project Sponsor and Property Owner

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section(s) 15301(l) and 15303(b); Class Number(s): 1 and 3].

REMARKS: (See second page.)

Contact Person: Irene Nishimura Telephone: (415) 558-5967

Date of Determination:
January 11, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

c: Pat Crowley, Property Owner and Project Sponsor
Suheil Shatara, Project Contact
Julian Banales, Senior Planner, Southeast Quadrant Neighborhood Planning Team
April Hesik, Historic Preservation Technical Specialist
Supervisor Tom Ammiano, District 9
Historic Resources Mailing List
V. Byrd/M.D.F.
Exemption/Exclusion File

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Remarks:

The proposed project includes demolition of the existing single-family house, which was constructed between 1893 and 1899. The Planning Department Historic Preservation Technical Specialist reviewed building records and photographs of the house, and determined that the building does not meet the California Register criteria of significance as an individual historical resource, and is a non-contributory building within a potential California Register-eligible historic district (see attached Memorandum: Historic Resource Evaluation Response, dated December 13, 2005, prepared by April Hesik, Historic Preservation Technical Specialist). The building has undergone substantial change, and no longer conveys its significance as a contributory building of its era within a potential historic district. Alterations done sometime after 1969 include removal of the front bay window and most of the detailing and ornamentation on the primary façade. In addition the original wood-sash, double-hung windows have been removed and replaced with aluminum-sash, sliding windows; and the original front recessed entrance and staircase were altered with the removal of the staircase and addition of a shed-roofed porch. Hence, the building has been determined not to be an historical architectural resource due to loss of historic integrity as a result of later alterations.

The proposed project would require about a 13-foot deep excavation for the construction of the proposed garage, the first floor living space behind the garage, and a rear retaining wall. An additional two to three feet of excavation would be needed for the foundation footings. Thus, the total depth of soils disturbance would be 15 to 16 feet below the existing surface grade. The Planning Department Archeological Resources staff reviewed the proposed project and site for potential archeological resources (see attached Memorandum, dated November 4, 2005, Topic: Archeological sensitivity 877 Hampshire St. project (2005.0769E), prepared by Randall Dean), and found that prehistoric sites have not been recorded in the project vicinity, and prehistoric deposits are not anticipated within the project site, based on location characteristics of prehistorically occupied sites in San Francisco. Therefore, CEQA-significant archeological deposits are not expected within the project site.

CEQA Guidelines Section 15303(b), or Class 3, allows an exemption from environmental review for a project that consists of new construction of duplexes and apartments of up to six dwelling units in an urbanized area. The proposed project would include construction of a two-unit residential building within an RH-2 (Residential, House, Two-Family) District, in the Mission district, a highly urbanized area. Therefore, the proposed project would be categorically exempt as a Class 3 project.

In addition, CEQA Guidelines Section 15301(l), or Class 1, allows for exemption from environmental review projects that would consist of demolition of up to three single-family residences in urbanized areas. The proposed project would involve demolition of a single-family dwelling in a densely urbanized area. Hence, the project would be categorically exempt under Class 1.

Lastly, CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

For the above reasons, the proposed project is appropriately exempt from environmental review as a Class 1 and a Class 3 project.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Irene Nishimura

Project Address: 877 Hampshire St.
Block: Lot: 4089/025
Case No.: 2005.0769E
Date of Review: December 13, 2005

Planning Department Reviewer:
April Hesik
415-558-6602
april.hesik@sfgov.org

Preparer / Consultant
Name: Suheil Shatara
Company: Shatara Architecture, Inc.
Address: 522 Second St.
Phone: 415-512-7566
Fax: 415-546-6415
Email: Jorge@shataraarch.com

Owner
Name: Pat Crowley
Company:
Address: 1142 18th St.
Phone:
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
Demolition of a one-story-over-basement one-family home and construction of three-story-over-garage two-family home.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
The subject property is located in a primarily residential area within the eastern Mission neighborhood. The residential mix appears to include predominately one- and two-family dwellings ranging from one to three stories in height. The majority of buildings in the neighborhood appear to have constructed between 1890 and 1919, and the neighborhood retains a moderately high degree of integrity.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Although constructed between 1893 and 1899, the existing dwelling does not meet the California Register criteria of significance as an individual resource and is non-contributory to a potential California Register-eligible historic district.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: Although the subject property dates from the time period as the other houses in the vicinity, it has undergone substantial change and no longer conveys its significance. Alterations performed sometime after 1969 resulted in the removal of the front window bay and most of the detailing and ornamentation on the primary façade. The original wood-sash, double-hung windows have been removed and replaced with aluminum-sash, sliding windows. Alterations to the original recessed entrance include the removal of the original staircase and the addition of a shed-roofed porch. The original glazed, solid-wood door has been replaced with a hollow-core door.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed project will result in the creation of a three-story, two-family dwelling that is in keeping with the predominant property types in the neighborhood. Although the neighborhood is not a designated historic district, it appears to contain a relatively cohesive collection of dwellings constructed between 1890 and 1919. The proposed project can avoid a potential adverse impact on these buildings through sensitive design and the use of compatible materials. In particular, it is recommended that the street-facing walls of the proposed project include common features of the neighboring buildings, including wood siding, true double-hung wood windows, and an elevated,

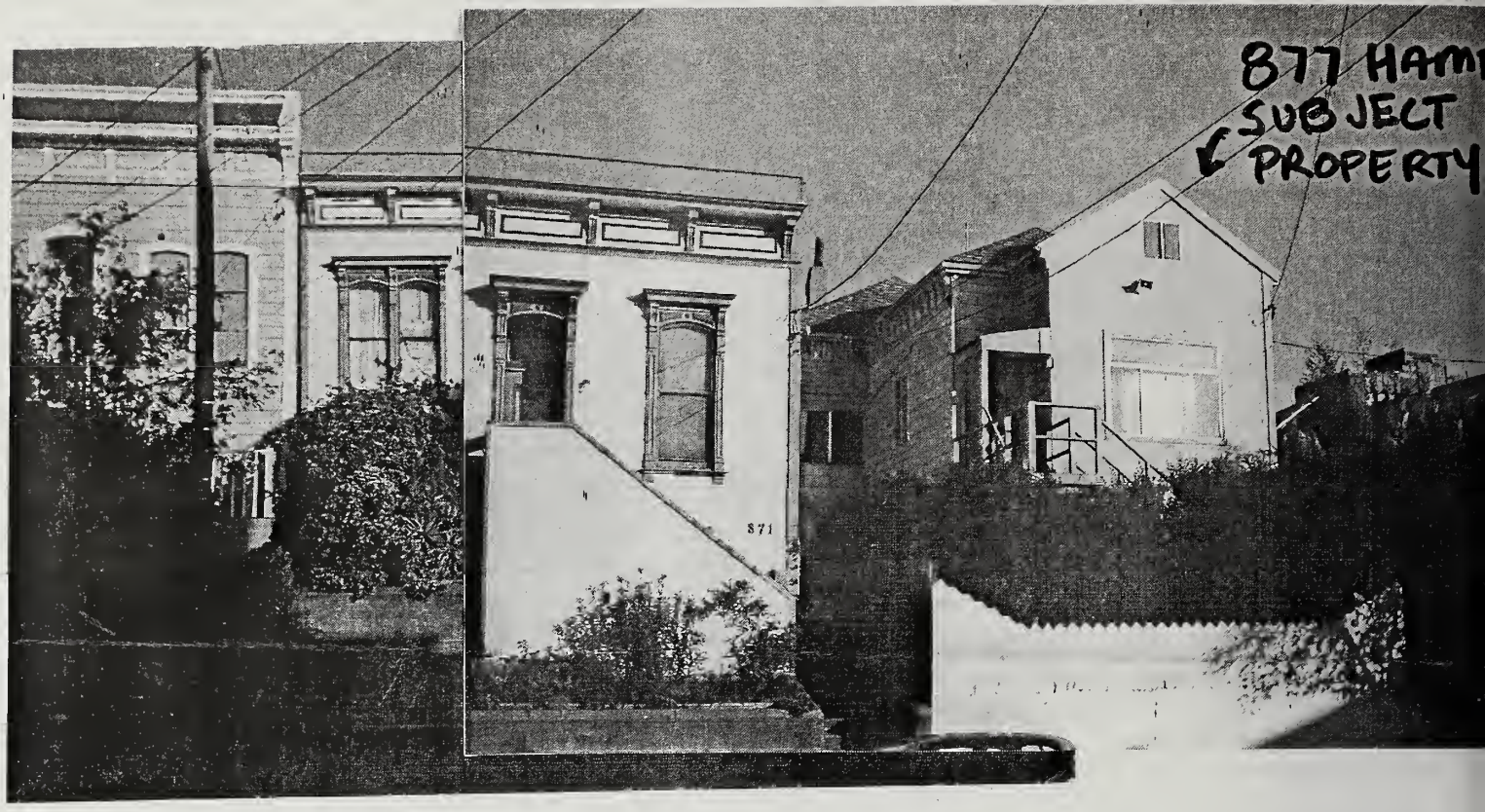
recessed entrance. Proposed elevations submitted by the project sponsor appear to be generally consistent with these recommendations.

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 12-15-05

Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File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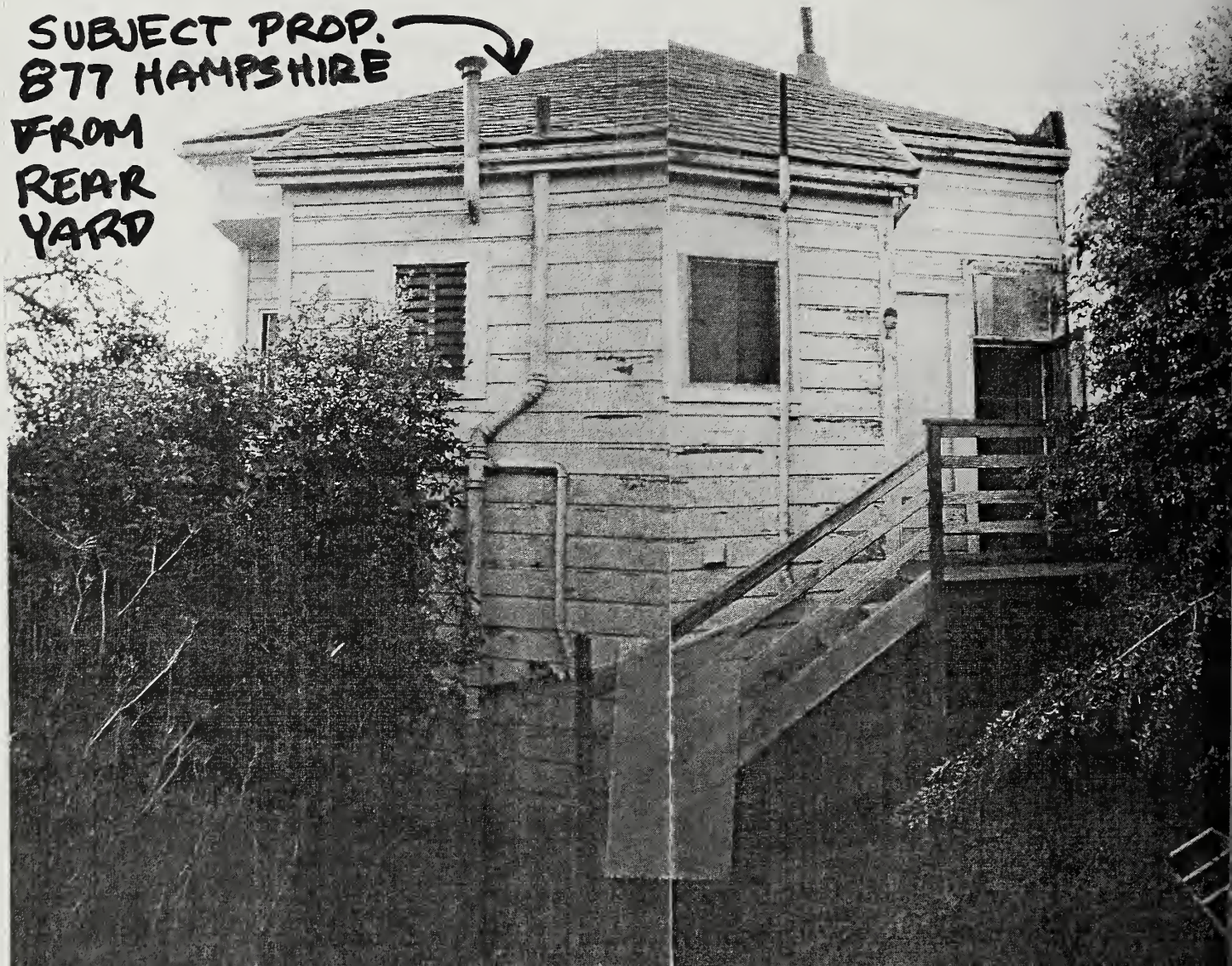
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MEMORANDUM

Date: 4 November 2005

To: Irene Nishimura

From: Randall Dean

Topic: Archeological sensitivity 877 Hampshire St project (2005.0769E)

Project: Proposed project is the demolition of existing two-story single family residence (lower story is actually a at grade basement) and new construction of three-story-over-basement two-family residential building. The project would require up to approx 13 ft of excavation for basement level/rear retaining wall and additional 2-3 ft. of excavation for foundation footings.

Archeological/historical context: There are no prehistoric sites recorded in the vicinity of the project and from the location characteristics known to date of prehistorically occupied sites in S.F., it is not expected that prehistoric deposits are present within the project site. The nearest known significant historical archeological resource is an adobe wall that along an axis extending southeast from 22nd/Bryant Sts. to Potrero Del Sol Park (26th St/Potrero Ave). No CEQA-significant archeological deposits are expected within the project site.

Project Site: (APN 4089/25) The project site slopes upward toward the east at a mild grade. Nothing is known about previous cut/fill activities nor previous soils-disturbing activities.

Potential project impacts: The proposed project would result in soils disturbance to a depth of approximately 15-16 ft. below existing grade.

Recommendation: The proposed project does not warrant archeological mitigation because no CEQA-significant archeological deposits are expected to be affected by project excavation activities.

Follow-Up (*this applies only to those applications subject to environmental evaluation*)

PLEASE let me review the text of the environmental evaluation document (Neg. Dec., EIR, Addendum, etc) including archeological mitigation measure before publication. Preferably two weeks before.

This also goes for the draft Mitigation Monitoring & Reporting Plan (MMRP) once it is completed.

Lastly, if you let me know when your documents are finalized, I can keep a copy of the archeology mitigation measures and MMRP on file to follow-up on the implementation of their archeology requirements.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0746E – 1736 Filbert Street

Project Location: 1736 Filbert Street; between Octavia and Gough Streets
Assessor's Block and Lot: Block 0520; Lot 008
City and County: San Francisco

Note: This CERTIFICATE OF DETERMINATION OF EXEMPTION / EXCLUSION FROM ENVIRONMENTAL REVIEW, dated January 23, 2006, replaces and supercedes the Certificate dated January 13, 2006.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0746E – 1736 Filbert Street

Project Location: 1736 Filbert Street; between Octavia and Gough Streets
Assessor's Block and Lot: Block 0520; Lot 008
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project entails the demolition of an existing 1-story, 10-foot-high garage and construction of a 5,620-square foot (sq ft), 40-foot-high, 1-unit dwelling with three stories of residential use over a three-car garage. The existing 356-sq ft garage, located at the front edge of the property line, partially obscures two residential buildings located in the center and rear of the lot. Both single-family dwellings are approximately 1,580-sq ft detached, two-story, flat-front Italianates of pre-1900 origin. The garage structure's date of construction is estimated to be 1928. The site, on the northern side of Filbert Street, approximately mid-block (Assessor's Block 0520; Lot 008), is a rectangular parcel of 4,116 sq ft within the city block bounded by Filbert Street to the south, Octavia Street to the west, Greenwich Street to the north, and Gough Street to the east. The project site, located in the Cow Hollow neighborhood, is zoned RH-3 (Residential, House – Three Family) and is within a 40-X Height and Bulk District. The proposed project would require a variance for rear yard and dwelling unit exposure requirements.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Amy McDougall, 831-595-8556, representing self

EXEMPT STATUS:
X Categorical Exemption, Class 1 and Class 3 [State Guidelines, Sections 15301(l)(4) & 15303(a)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

January 23, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Amy McDougall, Project Sponsor
M. Woods & J. Battis, Planning Dept.
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption / Exclusion File
Bulletin Board 1660
M.D.F

REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department staff first had to determine whether the existing building proposed for demolition was a historic resource as defined by CEQA. Planning Department Preservation staff, upon conducting a historic resource evaluation, determined that the subject structure, a two-car garage of indeterminate construction date, was not a historic resource. Specifically, Preservation staff does not consider the garage structure as an accessory historically-significant defining feature or historically significant in its own right (see attached Historic Resource Evaluation)[1].

The proposed project was then evaluated for its design, bulk, and massing and its siting at the front of the lot line, which would obscure two historically-significant detached single-family dwellings located to the rear of the lot. Upon evaluation, the Preservation staff determined that the historic integrity and character of the existing residential structures would not be compromised by the siting of the proposed new building.[2]

Further, the Planning Department found the proposed project to be in conformance with the U.S. Secretary of the Interior's Standards for construction of new properties so as to not detract from the integrity of a known historic resource. Key to this determination was the Preservation staff's finding that the proposed project would (1) destroy no historic materials that characterize the historic properties; (2) entail new construction compatible with, yet distinct from the existing structures; and (3) obscure the existing buildings without imposing upon them any permanent physical adverse impact.[3]

Because the proposed structure would result in no adverse impact to the existing historic structures, and because the demolition of the existing garage, deemed not a historic resource under CEQA, would not result in a significant effect on a historic resource, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(4), or Class 1, provides an exemption for demolition of an accessory structure such as a garage. The proposed project would involve the demolition of a 356-sq ft two-vehicle garage. Therefore, the proposed demolition is exempt from environmental review under Class 1.

The proposed project would also entail construction of a 5,620-sq ft, three-story, one-unit, residential structure over three-car garage. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of a single-family residence. In urbanized areas, this exemption applies to up to three single-family residences. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Mark Luellen, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. January 12, 2006.

[2] Ibid.

[3] Ibid.

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REVISED MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 1736-1738 Filbert Street
Block: 520, Lot: 008
Case No.: 2005.0746E
Date of Review: 1-12-06

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant
Name:
Company
Address:
Phone: Fax
Email:

Owner
Name: Amy McDougall
Company:
Address: 1736 Filbert Street
Phone: 831-595-8556
Fax:
Email:amymc@cisco.com

PROPOSED PROJECT
X Demolition
Alteration

Project description:
The project proposes to demolish the existing detached garage structure and replace it with a 3 story over garage single-family building with two off street parking spaces. The lot currently possesses two detached single-family houses located in the middle and rear of the 165 feet long parcel. 1736 Filbert Street (nor 1738 Filbert St.) will not be altered but will be completely obscured from public view by the construction of the new building..

Pre-Existing Historic Rating / Survey
The Department of City Planning's Citywide Architectural Survey of 1976. The building was rated "0" on a scale of –2 to 5.

Historic District / Neighborhood Context
This residence is located in a high-density residential street that is located on the eastern edge of the Marina District; the property is also located one west of Van Ness Avenue.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No **X** Unable to determine
- **Persons:** or ☐Yes ☐No **X** Unable to determine
- **Architecture:** or ☒Yes ☐No Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context The property does not contribute to a potential district or significant context

The Assessor's Office records indicate the subject properties was constructed in 1906 however based on its style it could have been constructed as early as 1870. Many homes built in San Francisco in the 1870's had flat fronts with high false cornices added to make the houses look bigger and more impressive. This type of

house is referred as a flat front Italianate and is characterized by hoods over the doorway and windows, a bracketed cornice, high parapet and panel molding.
According to historic Sanborn maps the garage was constructed sometime after 1919 but before 1947. The garage is not architecturally or historically significant. It appears to have been added to the property in the second quarter of the 20th Century when automobile use in San Francisco greatly increased. The building does not possess any distinct architectural features, its vernacular character makes it similar to many other wood frame garages built in San Francisco.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	**X** Retains	☐ Lacks	**setting,**	**X** Retains	☐ Lacks
design,	**X** Retains	☐ Lacks	**feeling,**	**X** Retains	☐ Lacks
materials	**X** Retains	☐ Lacks	**association.**	**X** Retains	☐ Lacks
workmanship	**X** Retains	☐ Lacks			

3.) DETERMINATION: Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
X Category B
☐ Category C

Based on the building's age and Italianate flat front style the building appears to be a historic resource.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposed project will not impact the existing historic residences located at 1736 and 1738 Filbert Street for the following reasons:

- The existing wood frame garage does not possess any architectural or historical significance individually nor does it contribute to any adjacent properties.
- The new construction will not destroy historic materials that characterize the properties.
- The new construction will be differentiated from the existing structures and will be compatible with their architectural features to protect the integrity of the historic property.
- Currently the properties are largely obscured from public view and will be more so as a result of this project, however the new construction would not adversely effect any of the property's physical characteristics that convey the resource's historical and/or architectural significance.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature _____ Date: 1-17-06

Mark Luellen, Preservation Coordinator

cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

1736 Albert

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0746E – 1736 Filbert Street

Project Location: 1736 Filbert Street; between Octavia and Gough Streets
Assessor's Block and Lot: Block 0520; Lot 008
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project entails the demolition of an existing 1-story, 10-foot-high garage and construction of a 5,125-square foot (sq ft), 40-foot-high, 3-story, 1-unit residence over two-car garage. The existing 356-sq ft garage, located at the front edge of the property line, partially obscures two residential buildings located in the center and rear of the lot. Both single-family dwellings are 2,080-sq ft detached, two-story, 30-foot-high, flat-front Italianates of pre-1900 origin. The garage structure's date of construction is estimate to be 1928.The site, on the southern side of Filbert Street, approximately mid-block (Assessor's Block 0520; Lot 008), is a rectangular parcel of 3,978 sq ft within the city block bounded by Filbert Street to the south, Octavia Street to the west, Greenwich Street to the north, and Gough Street to the east. The project site, located in the Cow Hollow neighborhood, is zoned RH-3 (Residential, House – Three Family) and is within a 40-X Height and Bulk District. The proposed project would require a variance for rear yard requirement.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Amy McDougall, 831-595-8556, representing self

EXEMPT STATUS:
X Categorical Exemption, Class 1 and Class 3 [State Guidelines, Sections 15301(l)(4) & 15303(a)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

January 13, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Amy McDougall, Project Sponsor
M. Woods & J. Battis, Planning Dept.
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption / Exclusion File
Bulletin Board 1660
M.D.F

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department staff first had to determine whether the existing building proposed for demolition was a historic resource as defined by CEQA. Planning Department Preservation staff, upon conducting a historic resource evaluation, determined that the subject structure, a two-car garage constructed in 1928, was not a historic resource. Specifically, Preservation staff does not consider the garage structure as an accessory historically-significant defining feature or historically significant in its own right (see attached Historic Resource Evaluation)[1].

The proposed project was then evaluated for its design, bulk, and massing and its siting at the front of the lot line, which would obscure two historically-significant detached single-family dwellings located to the rear of the lot. Upon evaluation, the Preservation staff determined that the historic integrity and character of the existing residential structures would not be compromised by the siting of the proposed new building.[2]

Further, the Planning Department found the proposed project to be in conformance with the U.S. Secretary of the Interior's Standards for construction of new properties so as to not detract from the integrity of a known historic resource. Key to this determination was the Preservation staff's finding that the proposed project would (1) destroy no historic materials that characterize the historic properties; (2) entail new construction compatible with, yet distinct from the existing structures; and (3) obscure the existing buildings without imposing upon them any permanent physical adverse impact.[3]

Because the proposed structure would result in no adverse impact to the existing historic structures, and because the demolition of the existing garage, deemed not a historic resource under CEQA, would not result in a significant effect on a historic resource, the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(4), or Class 1, provides an exemption for demolition of an accessory structure such as a garage. The proposed project would involve the demolition of a 356-sq ft two-vehicle garage. Therefore, the proposed demolition is exempt from environmental review under Class 1.

The proposed project would also entail construction of a 5,125-sq ft, three-story, one-unit residential structure over two-car garage. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of a single-family residence. In urbanized areas, this exemption applies to up to three single-family residences. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Mark Luellen, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. January 12, 2006.

[2] Ibid.

[3] Ibid.

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REVISED MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 1736-1738 Filbert Street
Block: 520, Lot: 008
Case No.: 2005.0746E
Date of Review: 1-12-06

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant
Name:
Company
Address:
Phone: Fax
Email:

Owner
Name: Amy McDougall
Company:
Address: 1736 Filbert Street
Phone: 831-595-8556
Fax:
Email:amymc@cisco.com

PROPOSED PROJECT

Demolition
X Alteration

Project description:
The project proposes to demolish the existing detached garage structure and replace it with a 3 story over garage single-family building with two off street parking spaces. The lot currently possesses two detached single-family houses located in the middle and rear of the 165 feet long parcel. 1736 Filbert Street (nor 1738 Filbert St.) will not be altered but will be completely obscured from public view by the construction of the new building..

Pre-Existing Historic Rating / Survey
The Department of City Planning's Citywide Architectural Survey of 1976. The building was rated "0" on a scale of –2 to 5.

Historic District / Neighborhood Context
This residence is located in a high-density residential street that is located on the eastern edge of the Marina District; the property is also located one west of Van Ness Avenue.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No **X** Unable to determine
- **Persons:** or ☐Yes ☐No **X** Unable to determine
- **Architecture:** or ☒Yes ☐No Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context The property does not contribute to a potential district or significant context

The Assessor's Office records indicate the subject properties was constructed in 1906 however based on its style it could have been constructed as early as 1870. Many homes built in San Francisco in the 1870's had flat fronts with high false cornices added to make the houses look bigger and more impressive. This type of

house is referred as a flat front Italianate and is characterized by hoods over the doorway and windows, a bracketed cornice, high parapet and panel molding.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	X Retains	☐ Lacks	**setting,**	X Retains	☐ Lacks
design,	X Retains	☐ Lacks	**feeling,**	X Retains	☐ Lacks
materials	X Retains	☐ Lacks	**association.**	X Retains	☐ Lacks
workmanship	X Retains	☐ Lacks			

3.) DETERMINATION: Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
X Category B
☐ Category C

Based on the building's age and Italianate flat front style the building appears to be a historic resource.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposed project will not impact the existing historic residences located at 1736 and 1738 Filbert Street for the following reasons:

- The new construction will not destroy historic materials that characterize the properties.
- The new construction will be differentiated from the existing structures and will be compatible with their architectural features to protect the integrity of the historic property.
- Currently the properties are largely obscured from public view and will be more so as a result of this project, however the new construction would not adversely effect any of the property's physical characteristics that convey the resource's historical and/or architectural significance.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature _____ Date: 1-12-06

Mark Luellen, Preservation Coordinator

cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

1736 Filbert

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0596E, Demolition of Single-Family Residence, and Construction of a Three-Unit Building
Location: 431 26th Avenue, Block 1458/Lot 005
City and County: San Francisco

Description of Nature and Purpose of Project: The 3,358-square-foot (sf) project site is located at 431 26th Avenue (Block 1458, Lot 005), midblock on the west side of the street in the block bounded by 26th and 27th Avenues and Geary and Clement Streets. The existing building on the project site is a 1,000-sf, 15-foot-high, one and a half-story single-family residence. The primary (residential) building on the project site is set back from the street, and a detached garage is situated in front to the southeast, closer to the sidewalk. The proposed project would construct an approximately 8,000-gross-square-foot (gsf), 40-foot-high, four-story residential building, containing three units and three off-street parking spaces. The existing buildings on the project site would be demolished. The site is zoned RM-1 (Residential, Mixed, Low Density), and is in a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Hawk Lee (415-681-6325)

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Sections 15301(l)(1), and 15303(b), (State Class Numbers 1, and 3).

REMARKS: (Continued on next page)

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
January 19, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Hawk Lee, Project Sponsor
Glenn Cabreros, Planner, Northwest Quadrant Team
Historic Preservation List
Bulletin Board
Master Decision File
Exemption/Exclusion File
Sue Hestor

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REMARKS: (Continued)
The proposed project would demolish an existing 1,000-sf, approximately 15-foot-tall, single-family residence, and would construct an approximately 8,000-gsf, 40-foot-tall, three-unit residential building. The proposed project would contain three, three-bedroom units on the second through fourth floors, respectively. The ground/first floor level would contain a garage with three, off-street parking spaces. The site currently has a garage, with one off-street-parking space. The site is zoned RM-1, (Residential, Mixed, Low Density), and is in a 40-X height and bulk district. The building on the project site was constructed in 1913. The property is not on any local historical surveys.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, Planning Department staff determined that the building on the project site was not an historical resource as defined by the California Environmental Quality Act (CEQA).[1] Research into the lineage of the owners of the property provided no information other than the owner's names. The residential structure, while retaining architectural integrity, is not a significant example of a typical San Francisco architectural style. It is a simple cottage, best described as fitting the National Folk Style. The project site is not within a designated historic district, nor within a context that appears to be eligible for historic district designation.[2]

Because the existing building on the project site is not considered an historic resource under CEQA, its demolition would not result in a significant effect on an historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA Guidelines Section 15301, or Class 1(l)(1), provides for an exemption from environmental review for the demolition and removal of one single-family residence. In urban areas, up to three single-family residences may be demolished under this exemption. The proposed project would include the demolition of a 1,296-sf single-family residence and a garage, and therefore meets the criteria of Class 1(l)(1).

CEQA State Guidelines Section 15303, or Class 3(b) provides for an exemption from environmental review for new construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project would involve construction of an approximately 8,000-sf structure containing three residential units and three off-street parking spaces. Therefore, the proposed project meets the criteria of Class 3(b).

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historic resource under CEQA. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Mat Snyder, Preservation Technical Specialist, San Francisco Planning Department 2005. Historic Resource Evaluation Response memorandum to Joy Navarrete, Major Environmental Analysis. December 30. A copy of this memorandum is attached.
[2] Ibid.

4. Photographs

Fig. 1. Primary (east) façade. (Carey & Co., April 2005)

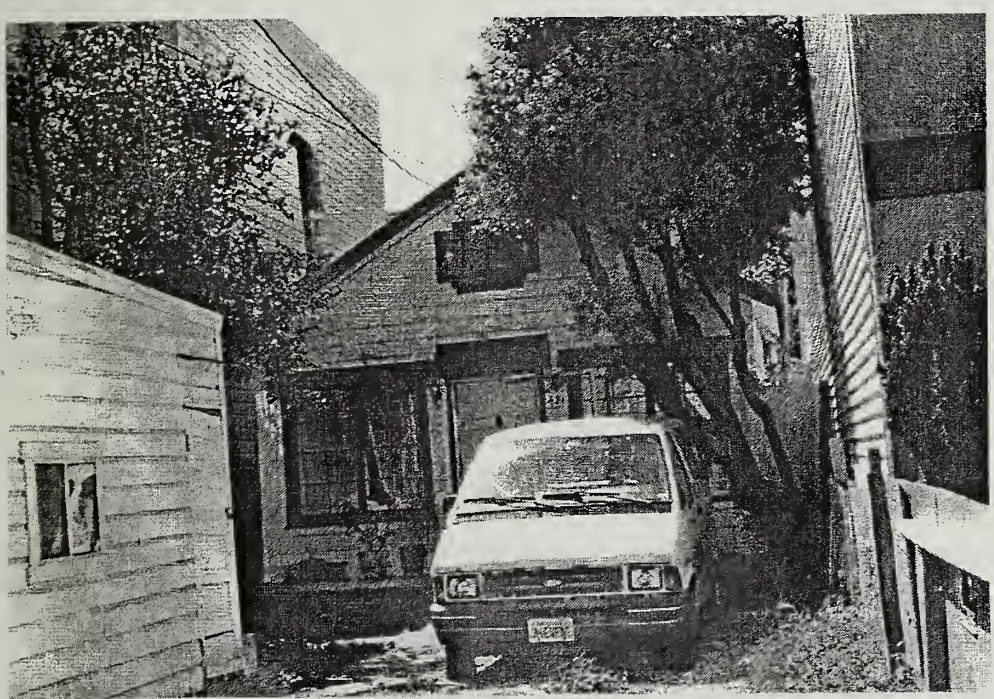

Fig. 2. Detail of east façade of house. (Carey & Co., April 2005)

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Joy Navarrete

Project Address: 431 26th Avenue
Block: 1458 Lot: 005
Case No.: 2004.0596E
Date of Review: December 30, 2005

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name:
Company: Carey and Company
Address: 460 Bush St., SF, 94108
Phone: 415.773.0773
Fax:
Email:

Owner
Name: Anthony K. Tam
Company:
Address: 3649 Lawton Street, #622 SF 94122
Phone: 415.661.2628
Fax: 415.681.2081
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing single-family structure and construct a new three-unit structure.

Pre-Existing Historic Rating / Survey
The subject site has not been previously rated nor included in any historical or architectural surveys.

Historic District / Neighborhood Context
The subject site is not within a designated historic district and not within a context that appears to be eligible for historic district designation.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The project sponsor provided the lineage of the structures owners and occupants (where available). The project sponsor researched the owners, known occupants, and the property through resources at the Main Library History Center including the Biography Resource Center Database, City Directories, Proquest Newspaper Article Database, the San Francisco Historical Photograph Collection and the San Francisco Newspaper Index; and found no additional information. The house itself, while retaining architectural integrity, is not in of itself a significant example of a typical San Francisco architectural style. Rather, it is a simple cottage best described as fitting the National Folk Style (per the Supplemental B Information report prepared by Carey and Company). Staff does neither believes the house is an individually significant example of architecture and does not believe that it is a likely contributor to a potential historic district. The architect / designer is unknown.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also

must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 1-4-06
Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

oject Title: 2005.0307E, Demolition of Single-Family Residence, and Construction of a Three-Unit Building
ocation: 368 Capp Street, Block 3590/Lot 047
ty and County: San Francisco

escription of Nature and Purpose of Project: The 2,448-square-foot (sf) project site is located at 368 Capp Street (Block 3590, Lot 047), midblock on the west side of the street in the block between 18th and 19th Streets. The existing building on the project site is a 1,296-sf, 27-foot-high single-family residence over a garage space. The proposed project would construct a 5,685-gross-square-foot (gsf), 40-foot-high, four-story residential building, containing three units and three off-street parking spaces. The existing building on the project site would be demolished. The site is zoned RH-3 (Residential, House, Three-Family), and is in a 50-X height and bulk district.

ame of Person, Board, Commission or Department Proposing to Carry Out Project:
akuh Askew, Architect, Inc. (415-810-8077)

XEMPT STATUS:
_ Categorical Exemption, State CEQA Guidelines, Sections 15301(l)(1), and 15303(b), (State Class Numbers 1, and 3).

EMARKS: (Continued on next page)

ontact Person: Nannie R. Turrell Telephone: (415) 558-5994

ate of Determination:
January 19, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

: Yakuh Askew, Project Sponsor
Adam Light, Historic Preservation Specialist
Historic Preservation List
Bulletin Board
Master Decision File
Exemption/Exclusion File
Sue Hestor
Ben Fu, Planning

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REMARKS: (Continued)
The proposed project would demolish an existing 1,296-sf, approximately 27-foot-high single-family residence, and would construct a 5,685-sf, three-unit residential building. The proposed project would contain three, three-bedroom units on the second through fourth floors, respectively. The ground/first floor level would contain a garage with three, off-street parking spaces. The existing building on the project site has a garage with one off-street-parking space. The site is zoned RH-3, (Residential, House, Three-Family), and is in a 50-X height and bulk district. Records show that water was first turned on at the site in 1890. Sanborn maps from 1886-1893 do not show a building on the project site. The 1899-1900 Sanborn maps show the project site lot and building with the address 336 Capp Street. The property is within the Inner Mission North Area III Survey Area, but the building has not been rated.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, Planning Department staff determined that the building on the project site was not an historical resource as defined by the California Environmental Quality Act (CEQA).[1] Research into the lineage of the owners of the property provided no information other than the owner's names. The existing structure has been significantly altered over the years. Over the years the building has lost one story in height; the original windows and their trim have been removed; and a porch roof and concrete steps have been added. The building architect is unknown, and the structure is not a strong example of a particular style of architecture. The property is not within a designated historic district, but it is adjacent to 350 Capp Street, which has a National Register Status Code of 1S (individual building listed on the National and California registers). While the surrounding neighborhood is not a designated historic district, it is comprised of many Victorian and Edwardian style buildings that are two to three stories tall, with a few reaching four stories. The proposed structure is generally compatible with surrounding buildings with its incorporation of a bay, vertical oriented windows and horizontal siding.[2]

Because the existing building on the project site is not considered an historic resource under CEQA, its demolition would not result in a significant effect on an historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA Guidelines Section 15301, or Class 1(l)(1), provides for an exemption from environmental review for the demolition and removal of one single-family residence. In urban areas, up to three single-family residences may be demolished under this exemption. The proposed project would include the demolition of a 1,296-sf single-family residence, and therefore meets the criteria of Class 1(l)(1).

CEQA State Guidelines Section 15303, or Class 3(b) provides for an exemption from environmental review for new construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units. The proposed project includes the construction of an approximately 5,685-gsf residential building containing three residential units and three off-street parking spaces. Therefore, the proposed project meets the criteria of Class 3(b).

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is not an historic resource under CEQA. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Mat Snyder, Preservation Technical Specialist, San Francisco Planning Department 2005. Email to Nannie Turrell, Major Environmental Analysis. December 29. A copy of this memorandum is attached.
[2] Ibid.

368 Capp Street, San Francisco, CA

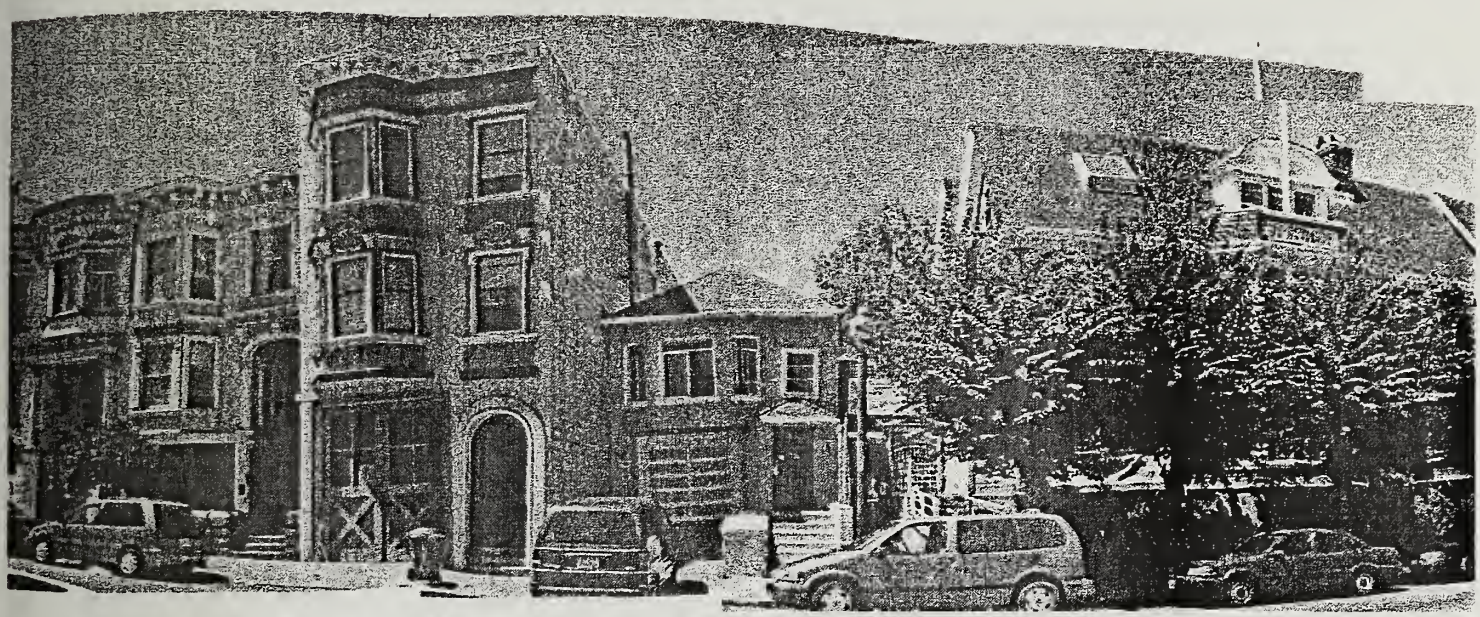

photo 1: Street Facade Capp Street

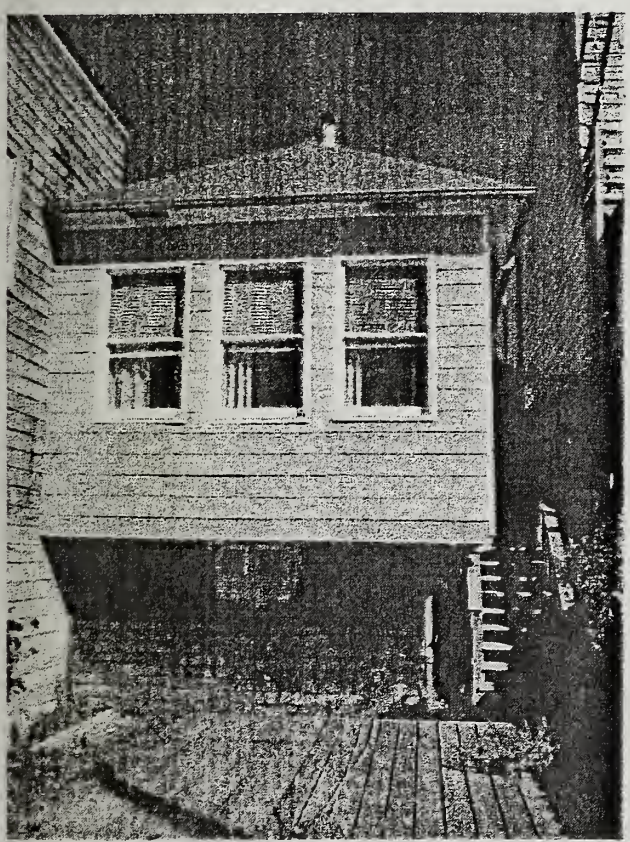

photo 2: Rear Facade 368 Capp Street

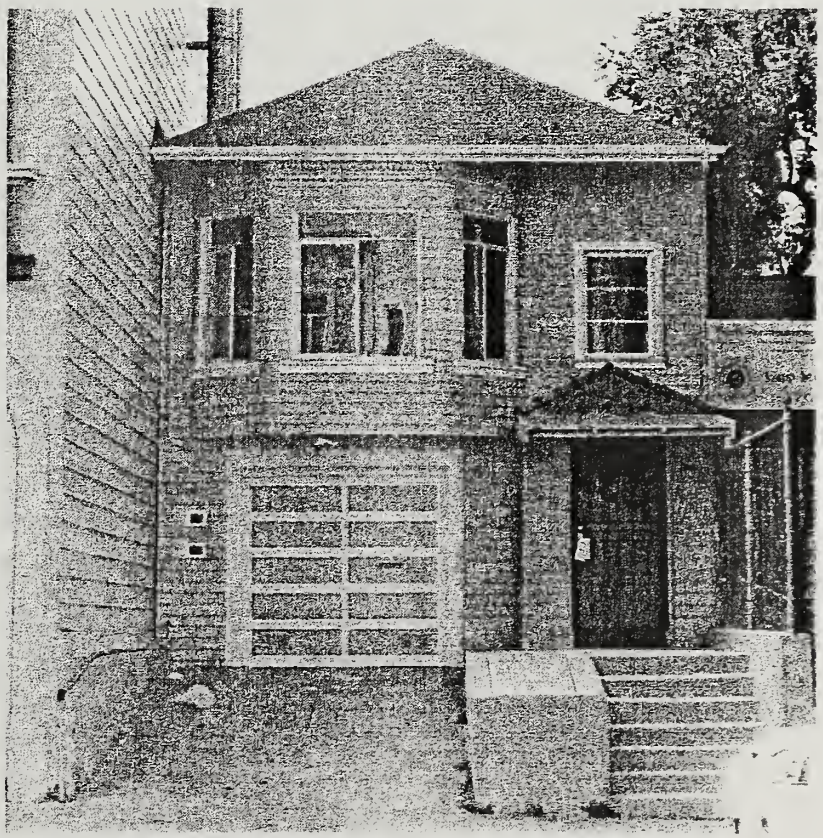

photo 3: Front Facade 368 Capp Street

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 368 Capp Street
Block: 3590 Lot: 047
Case No.: 2005.0307E
Date of Review: December 29, 2005

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: Yakuh Askew
Company:
Address: 2407 Harrison Street, No. 2, SF 94110
Phone: 415.920.1839
Fax: 415.920.1840
Email:

Owner
Name: Stephen McElroy
Company:
Address: 1384 29th Avenue, SF 94122
Phone: 415.218.6234
Fax: 415.242.1406
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the single family house and construct a new three-unit structure.

Pre-Existing Historic Rating / Survey
The subject property is within the Inner Mission North Area III DCP Survey area but has not been rated.

Historic District / Neighborhood Context
The subject property is not within a designated historic district but is immediately adjacent to 350 Capp Street, which as a National Register Status Code of 1S.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The project sponsor provided staff with a lineage of the owners of the property and researched those owners along with the property with resources at the Central Library History Center including the City Directories, Junior League Here Today files, historical block books, the San Francisco Historical Photograph Collection, The Daily Pacific Builder and The California Builder. None of these resources provided any additional information about the property or persons associated with the property. The Sanborns reveal the property had once been one story taller than what it is today. The property is not a strong example of a particular style of architecture and has been significantly altered over the years, including the removal of a story, the removal of original windows and trim around the windows. The architect / designer is unknown.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: Staff does not believe the property has retained its integrity from its construction period. As noted above, the historical Sanborn maps (prior to 1915) reveal that the structure once had an additional story. The appearance of the structure suggests many smaller modifications that as a whole compromise the structures integrity including the removal of original windows and trim, the addition of a porch roof structure and concrete steps in the front.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

While the surrounding context is not a designated historic district, it is comprised of many Victorian and Edwardian style buildings that are generally two to three stories tall, with a few reaching four stories. The drawing included in the environmental review file are generally compatible with other surrounding buildings with its incorporation of a bay, vertical oriented windows and horizontal siding.

PRESERVATION COORDINATOR REVIEW

Signature _____ Date: 1/4/05
Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
~~M. Oropeza-Singh~~ / Historic Resource Impact Review File
V. Byrd

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CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0975E – 2660 Scott Street

Project Location: 2660 Scott Street, between Vallejo and Broadway Streets
Assessor's Block and Lot: Block 561, Lot 018
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 2660 Scott Street (Assessor's Block 561, Lot 018) on a 5,623-square-foot lot. The site contains a three-story, single-family home with a total floor area of approximately 6,865 square feet, including a 338-square-foot detached garage at ground level near the intersection of Scott and Vallejo Streets. An approximately seven-foot-tall masonry lot-line wall with a doorway to the site's rear yard steps down with the slope of the property eastward toward the adjacent lot. The project site is located in an RH-1 Zoning District and a 40-X Height and Bulk District. The project involves conversion of the existing garage into workshop space and construction of a new (approx.) 1,450-square foot, three-car garage that would be about 12 feet below street grade, located under the site's rear yard area. The proposed garage would be accessed through a new "carriage style" garage door that would be constructed about six feet to the west of the existing door to the rear yard. The proposed garage addition would result in a net increase in about 1,109 square feet of new floor area on the subject property and would require a variance from Planning Code Section 136(26) from the Zoning Administrator, because a portion of the garage would encroach within 25 percent of the site's required rear yard open area.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Tuija I. Catalano, 415-567-9000, representing Steven and Christina Schimmel

EXEMPT STATUS:
X Categorical Exemption, Class 1 and Class 3 [State Guidelines, Sections 15301(e)(1) & 15303(e)]

REMARKS: See reverse side.

Contact Person: Michael Jacinto Telephone: (415) 558-5988

January 19, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Tuija Catalano, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption / Exclusion File
M.D.F

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REMARKS

The 2660 Scott Street residential building was constructed in 1908. According to the State Office of Historic Preservation, the subject property is not listed in the National Register of Historic Places (National Register), nor does the property appear in the California Historic Resources Inventory System (CHRIS) database. In addition, the project site is not a designated landmark in Article 10 of the San Francisco Planning Code, nor is the site located within a historic district.

The Planning Department classifies the 2660 Scott Street property as a "Category C" property – a property that lacks sufficient information or evidence to indicate eligibility for inclusion in the California Register. While the Planning Department did not conduct a formal survey to determine whether the building could be considered a potential historical resource eligible for listing in the California Register, the Department's Preservation Technical Specialists concluded that the physical changes proposed as part of the project would not result in a potentially significant effect for a number of reasons.

The project's proposed underground garage would not alter the character defining elements of the site's primary structure. The garage would be accessible through a new door in the site's masonry wall, a minor physical change, visible from locations on Scott Street in front of the subject property. The proposed garage would be accessed through a new "carriage style" mahogany door that would be installed about six feet to the west of the existing entrance to the site's back yard. The existing garage door would also be replaced as part of the project, and it would be consistent with the design treatment of the proposed carriage door to its west. The project's proposed alterations were determined to not negatively impact the subject property (personal communication, Mark Luellen, Preservation Coordinator, 11/15/05). Thus, the project may be found to be exempt from environmental review if other criteria are satisfied.

The project would require excavation to about 12 feet below street grade along its southern property to accommodate the proposed garage. The site is underlain by native soils, which according to the staff archeologist are thought to be culturally sterile. In addition, there are no known archeological deposits in the immediate vicinity of the project site. Based on the low probability that CEQA-significant archeological resources are within the soil under the site, the project is not expected to adversely affect archeological resources.

As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(e)(1), or Class 1, provides an exemption for additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area before the addition, or 2,500 square feet, whichever is less. The proposed project would entail conversion of the existing garage to workshop space and the construction of a new 1,450-square-foot, three-car garage. Therefore, the proposed demolition is exempt from environmental review under Class 1.

Additionally, CEQA State Guidelines Section 15303(e), or Class 3 provides an exemption from environmental review for the construction of accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences. Given that the proposed project involves construction of a new garage, it is appropriately exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on an historic resource nor would it result in significant impacts to historic architectural resources or archaeological resources. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0939E – 314 Surrey Street

Project Location: 2005.0939E – 314 Surrey Street; between Moraga and Lawton Streets
Assessor's Block and Lot: Block 6731; Lot 020
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project entails the demolition of a one-story, one-bedroom, 750-square foot (sq ft) cottage over two-car garage constructed circa 1906, and construction of a 2,863-sq ft, 35¼ -foot-high, three-story, single-family dwelling with three bedrooms and off-street parking for two vehicles. The site, on the western side of Surrey Street, approximately mid block (Assessor's Block 6731; Lot 020), is a rectangular parcel of 2,000 sq ft within the city block bounded by Surrey Street to the east, Swiss Avenue to the south, Sussex Street to the west, and Van Buren Street to the north. The project site, located in the Glen Park neighborhood, is zoned RH-1 (Residential, House – One Family) and is within a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Peter Sokoloff, 415-641-7320, representing Bruce Helmberger

EXEMPT STATUS:
X Categorical Exemption, Class 1 and Class 3 [State Guidelines, Sections 15301(l)(1) & 15303(a)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

February 2, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Peter Sokoloff, Project Sponsor
J. Battis, Planning Dept.
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department Preservation staff determined the existing building not to be a historic resource as defined by CEQA (see attached Historic Resource Evaluation)[1]. The existing structure on the project site is a one-story cottage with attic over at-grade garage. The Historic Resource Evaluation found the structure to be in poor condition and lacking architectural merit and character-defining features. According to a historic report prepared by Ross H. Levy, the building had been extensively modified without permits prior to 1952.[2] In Mr. Levy's professional estimation, the numerous building alterations, permitted and unpermitted, have served to compromise the building's integrity, both structurally and aesthetically. Mr. Levy cites a substandard foundation and a rear addition suffering from decay due to the use of untreated timber placed on soil.[3]

There do not appear to be any associations with either events or persons that would qualify the building for listing on the California Register. According to Mr. Levy's report, the architect is unknown. Owners include six individuals between 1916 and 2003.[4] The earliest recorded owner and occupier, one Clara Harris, was listed on the earliest building record, a water service receipt from 1916. In 2003 the property was acquired by its current owner, Glen Canyon Properties. A search of newspaper and biographical indexes revealed no information regarding former occupants, indicating that none of the former residents have contributed to the cultural history of California in a manner that would make the property eligible for listing on the California Register. Further, no evidence of historically significant events associated with the building could be found.

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for demolition of up to three single-family residences in an urbanized area. The proposed project would entail demolition of a 750-sq ft cottage. Therefore, the proposed demolition is exempt from environmental review under Class 1.

The proposed project would also involve the construction of a 2,863-sq ft single-family residential building. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to structures designed for not more than six dwelling units. Therefore, the proposed construction is appropriately exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Tina Tam, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. January 3, 2006.
[2] Historic Report, 314 Surrey Street, San Francisco, Calif. Prepared by Ross H. Levy, November 15, 2005. This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2005.0939E.
[3] Ibid.
[4] Ibid.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Contact: Jeremy Battis

Project Address:
Street No. and Name: 314 Surrey Street
Block: Lot: 6731/020
Case No.: 2005.0939E
Date of Review: January 3, 2006

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

Preparer / Consultant
Name: Ross H. Levy
Company: Levy Art and Architecture
Address: 3361 Mission Street
San Francisco, CA 94110
Phone: (415) 641-7320
Fax: (415) 641-1710
Email:

Owner
Name: Bruce Helmberger
Company:
Address: 1252A Valencia Street
San Francisco, CA 94110
Phone: (415) 641-1072
Fax: (415) 641-1073
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing one-story-over-garage, single-family dwelling, constructed in 1906, and construct a new two-story plus attic over garage, single-family dwelling.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
None

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property is believed to not be an historic resource so there is no period of significance. The building is not located in any known historic district. Based upon the information submitted by Levy Art and Architecture, dated October 4, 2005, there is no indication that any historical renowned people ever owned or lived on the subject property or that the subject property is associated with any significant events. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: The subject property is believed to not be an historic resource, so there are no integrity issues. Based upon the information prepared by Levy Art and Architecture, and judging by the photographs submitted, the subject building does not exhibits any of the architectural characteristics consistent with any of the main styles of either the Late Nineteenth and Early Twentieth Century Revivals period (1890 – 1940) or the Edwardian period (1901-1910). Based upon old Sanborn Maps and building permit records, it is clear that 314 Surrey Street as it appears today is not how it was originally constructed. 314 Surrey Street was originally constructed as a one-story, single-family cottage setback approximately 15 feet from the front property line. Based upon the 1916 Sanborn Map, the cottage had a small but centered covered entry porch at the front and a full width patio at the rear. Over time, the front porch was removed and the entry was relocated to the side of the house to accommodate for the new two-car garage and front stairs. It is unclear when the garage and stairs were constructed. 314 Surrey Street currently lacks any ornamentation or character defining features. There are five very large non-original windows and a drastically altered gable roof the front.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response:

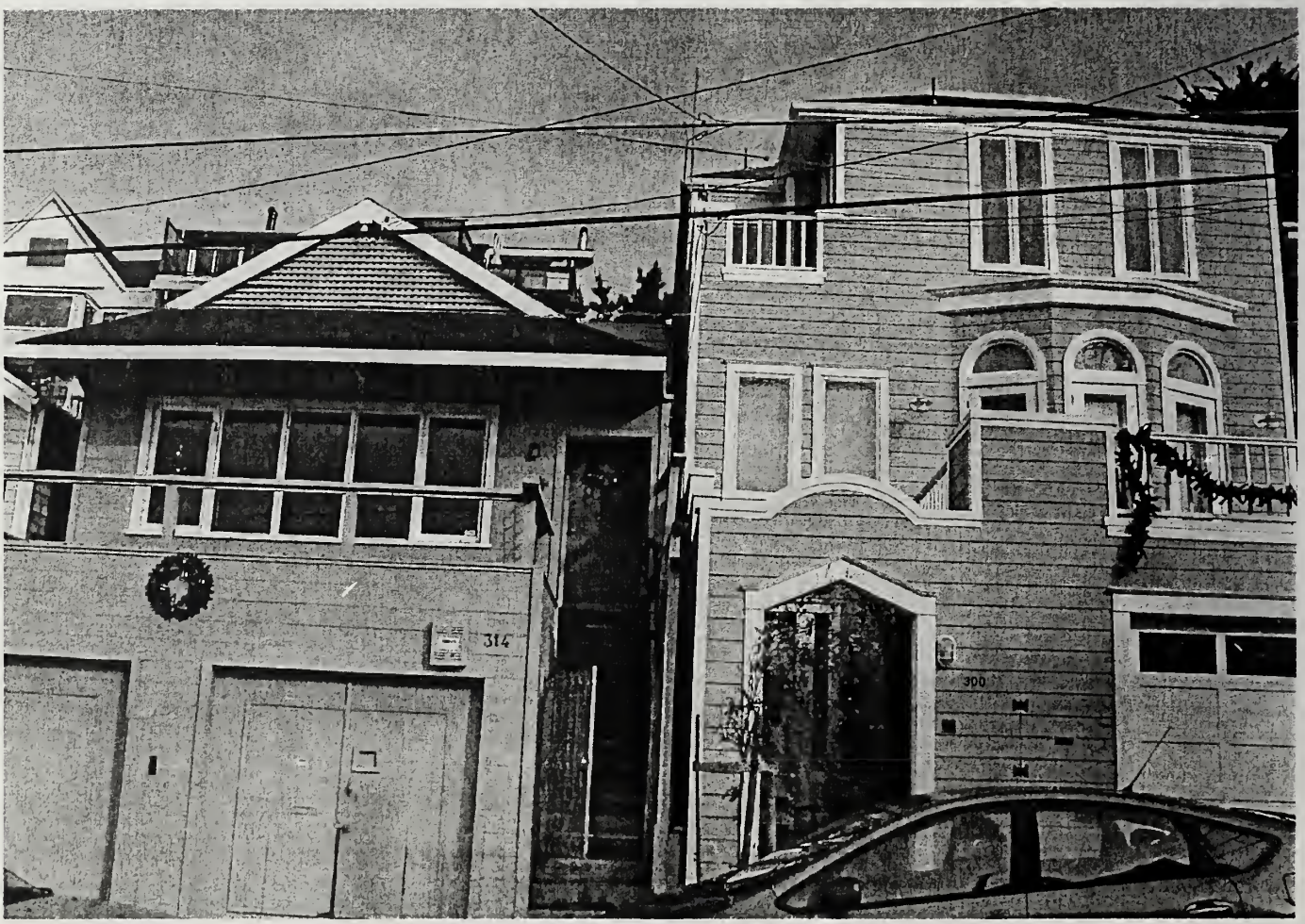
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 1-4-06
Mark Luellen, Preservation Coordinator

314 SURREY ST - ADDITIONAL PHOTOS (SEE SOUNDNESS REPORT)



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CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0994E – 131 Rivoli Street

Project Location: 131 Rivoli Street; between Shrader and Cole Streets
Assessor's Block and Lot: Block 1287 Lot 029
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the demolition of a one-story, two-bedroom 750-square foot (sq ft) cottage constructed circa 1907, and construction of a new 4,580-sq ft, 40-foot-high, three-story over two-car garage, single family dwelling. The proposed structure would be set back 3¼ feet from the front edge of the lot line. The existing structure is set back 84½ feet from the front edge of the lot line. The site, on the southern side of Rivoli Street, is located approximately mid-block, and is a rectangular parcel of 3,271.25 sq ft within the city block (Assessor's Block 1287; Lot 029) bounded by Rivoli Street to the north, Cole Street to the east, 17th Street to the south, and Shrader Street to the west. The project site, located in the Haight-Ashbury neighborhood, is zoned RH-2 (Residential, House – Two Family), and is within a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Doug Thompson, 415 550-3080, representing Oliver Janssen

EXEMPT STATUS:
X Categorical Exemption, Class 1 and Class 3 [State Guidelines, Sections 15301(l)(1) & 15303(a)]

REMARKS: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department staff determined the existing building not to be a historic resource as defined by CEQA (see attached Historic Resource Evaluation). The existing structure on the project site is an Italianate one-story wood-frame cottage with flat roof.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

February 2, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Doug Thompson, Project Sponsor
S. Vellve & J. Battis, Planning Dept.
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

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REMARKS (continued):

The Department's Preservation staff, in a historic evaluation (attached), determined that the subject structure is not a historic resource and does not appear to contribute to a potential historic district[1]. Although the house retains integrity, with few alterations and much of its original finish intact, the structure does not significantly embody the distinctive characteristics of San Francisco worker housing or represent the work of an important creative individual. In addition, surrounding properties do not constitute a meaningful representation of historically-significant buildings from a particular period. Rather, the majority of houses in the immediate area were constructed between 1906 and 1948, with a fair number of buildings also dating from the 1960s and the 1990s.[2]

According to a historic report prepared by Corey Alvin, the structure underwent an unpermitted expansion some time prior to 1950, when the rear porch was apparently converted to an 8-foot by 13-foot living space. This illegal addition to the building, extending only inches from the rear lot line, intrudes well into the area required to be reserved for rear yard space. The rear façade and structure are reported to be in a late stage of deterioration. The front building façade suffers from deferred maintenance, with badly weathered shingles[3].

There do not appear to be any associations with either events or persons that would qualify the building for listing on the California Register. There was no commissioned architect as the building was designed by the builder and original owner, one William Hoefer. Mr. Hoefer is believed to have resided at the property from 1907 to 1932. The property changed hands again twice before becoming the home of Elizabeth and Emile Weinaug from 1938 to 1962 when it was sold to Marion and Phyllis Allred. The Allreds sold the property in 1984 to Albert Murakai, who in turn sold it in 2004 to present owner Oliver Janssen[4].

A search of newspaper and biographical indexes revealed no information regarding former occupants, indicating that none of the former residents have contributed to the cultural history of California in a manner that would make the property eligible for listing on the California Register. Further, no evidence of historically-significant events associated with the building could be found[5].

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Sections 15301(l)(1), or Class 1, provides an exemption for demolition of a single-family residence if designed for occupancy by 30 or fewer persons. The proposed project would entail demolition of a 750-sq ft cottage. Therefore, the proposed demolition is exempt from environmental review under Class 1.

The proposed project would also involve the construction of a 4,580-sq ft single-family residential building. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of one single-family residence in a residential zone. In urbanized areas, this exemption applies to up to three single-family residences. Therefore, the proposed construction is appropriately exempt from environmental review under Class 3.

---

[1] Memorandum from April Hesik, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. January 6, 2006.

[2] Ibid.

[3] Historic Report, 131 Rivoli Street, San Francisco, Calif. Prepared by Katama Development, Inc., December 18, 2005. This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2005.0994E.

[4] Ibid.

[5] Ibid.

REMARKS (continued):

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 131 Rivoli Street
Block: 1287 Lot: 029
Case No.: 2005.0994E
Date of Review: January 6, 2006

Planning Department Reviewer:
April Hesik
(415) 558-6602
april.hesik@sfgov.org

Preparer / Consultant
Name: Doug Thompson
Company: Thompson Studio Architects
Address: 215 Vicksburg Street
Phone: (415) 550-3080
Fax: (415) 824-1278
Email: doug@thompsonstudio.com

Owner
Name: Oliver Jansen
Company:
Address: 516 Belvedere Street
Phone: (415) 681-1250
Fax:
Email: oj@hultquistcapital.com

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
Demolish one-story-over-garage single-family dwelling, and construct three-story-over-garage single-family dwelling.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
The subject property is located in a primarily residential area within the Cole Valley neighborhood. The area is within an RH-2 District and a 40-X Height and Bulk District. The residential mix includes predominately one- and two-family dwellings ranging from one to three stories in height, as well some small apartment buildings. The majority of buildings in the neighborhood appear to have constructed between 1906 and 1948.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property does not appear to be eligible for listing in the California Register as an individual resource under Criteria 1, 2, or 3. The existing dwelling is a one-story-over-basement,

single-family, wood-frame structure with a flat roof. The original building permit application and water tap records indicate that the dwelling was constructed in about 1907, and the dwelling first appears on Sanborn maps in 1913. The simple, symmetrical building was designed and constructed by William Hoefer, the original owner of the property, rather than by a commissioned architect. The building's architectural style, which has been described as Folk Victorian/Edwardian, is consistent with the style of single-family homes built for working people in San Francisco during this period. Research in local repositories and libraries has not revealed any connection with significant events or important persons. The dwelling is a modest example of its architectural type and does not significantly embody the distinctive characteristics of San Francisco worker housing. Additionally, the dwelling does not represent the work of an important creative individual and does not possess high artistic values.

The subject property does not appear to contribute to a potential California Register-eligible historic district. Although a potential historic district (or districts) may exist in the Cole Valley neighborhood, the area in the immediate vicinity of the property does not contain a significant concentration of historically or aesthetically unified buildings. Most of the houses in the vicinity were built between 1906 and 1948, although 1960s-era and contemporary construction is also represented. Many of the older buildings in the vicinity have undergone façade alterations and no retain their historic appearance.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: Although the existing dwelling does not appear to have historic significance, it retains sufficient integrity to convey its association with its period of original construction. The house has undergone relatively few alterations and retains its original small scale and simple, symmetrical design. Original finishes include the horizontal, beveled, wood siding and the Italianate wood trim at the entrance, windows, and parapet. The integrity of the front facade has been diminished by the installation of horizontally sliding, aluminum-sash windows.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 1-18-06

Mark Luellen, Preservation Coordinator

cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File

PLANNING DEPARTMENT

City and County of San Francisco 1660 Mission Street, Suite 500 San Francisco, CA 94103-2414

(415) 558-6378 PLANNING COMMISSION FAX: 558-6409 ADMINISTRATION FAX: 558-6426 CURRENT PLANNING/ZONING FAX: 558-6409 LONG RANGE PLANNING FAX: 558-6426

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0398E

Location: 3550 Cesar Chavez Street / 1500 Valencia Street

City and County: San Francisco

Description of Nature and Purpose of Project: The project would involve minor interior and exterior rehabilitation of the Salvation Army warehouse building at 3550 Cesar Chavez and 1500 Valencia Street. The rehabilitation would include interior and exterior painting, replacement of some exterior windows and mechanical and electrical upgrades. The project site is on Assessor's Block 6568 and Lot 34 is approximately 65,000 square feet (sq. ft.) with a building of approximately 74,000 sq. ft. and is located at the northwest corner of the intersection of Valencia and Cesar Chavez Streets. The project block is bounded by Cesar Chavez Street, Guerrero Street, 26th Street and, Valencia Street and is in the Mission District. The scope of work would not change the existing use, square footage and would not require any underground work or soil disturbances. The project site is zoned Valencia Neighborhood Commercial District (NCD) and is within a 40-X/50-J height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Jack Phillips, The Salvation Army, telephone: (415) 643-8011

EXEMPT STATUS:

X Categorical Exemption, Class # 1 and 31 [State CEQA Guidelines Sections 15301(a) and 15331]
X General Rule Exclusion [State CEQA Guidelines Section 15061(b)(3)]

REMARKS: See reverse side.

Contact Person: Rana Ahmadi Telephone: (415) 558-5966

Date of Determination:
February 3, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Rene Clara, Project Sponsor
Julian Banales, Planning Department
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File
Historic Resource Dist. List

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REMARKS (continued from previous page):

CEQA State Guidelines Section 15301(a), or Class 1, provides an exemption from environmental review for minor interior or exterior alterations. The proposed project would involve minor interior and exterior rehabilitation including the replacement of deteriorated windows with new metal clad windows, cleaning and re-pointing of the brick, new interior and exterior paint and mechanical and electrical upgrades. The scope of this work would occur above grade and would not require any underground work that would involve any soil disturbances.

Therefore, the proposed project is exempt from environmental review under Class 1.

CEQA Guidelines Section 15331, or Class 31, provides for an exemption of environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Under CEQA, a building is considered an historic resource if it is included in a "local historic register", and/or if it is shown to be eligible for the California Register of Historic Places. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is an historic resource as defined by the CEQA1[1].

The existing warehouse building has a National Register Status Code of 3S (appears eligible for listing in the National Register as a separate property) and is on the Planning Department's Un-reinforced Masonry Building (UMB) Survey. The building was designed by architect Henry C. Macy and was constructed in 1890 as a shoe factory. It was designed with Richardsonian Romanesque style elements, especially at the main entry which is quite rare for San Francisco.

The proposed alterations would include the replacement of some windows, and interior and exterior paint. The new windows would match the existing windows of the subject building. Given the rather minor nature of the proposed changes to the historical appearance of the building as seen from a public right-of-way, the proposed project would be consistent with the Secretary of Interior's Standards and would not constitute a significant adverse impact on this historic resource. For the above reasons, the project would not result in significant adverse effects on an historic resource, and is appropriately exempt from environmental review under Class 31.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(e) specifically states under hazardous waste list that a categorical exemption shall not be used for a project located on site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The project site is on the State of California Hazardous Waste and Substances list, a list compiled pursuant to Government Code Section 65962.5. The site formerly contained a leaking underground storage tank (UST). A soil boring investigation resulted in the removal of the UST in 1989 which was replaced with a new 10,000-gallon double-walled fiberglass diesel UST with a monitoring system. The plume beneath the site had not migrated off-site. Most of the contamination remained adjacent to the tank excavation. The site is currently being monitored to demonstrate natural attenuation and plume stability.

According to Stephanie Cushing of the Public Health Department the UST is currently in compliance with the regulatory requirements. Salvation Army is also on the State of California Hazardous Waste and Substances

1- Historic Resource Evaluation Response Memorandum from Winslow Hastie to Rana Ahmadi, August 15, 2005 (attached).

list and has a Waste Generator ID number because of donated paint and other material that they have to dispose of. Therefore, it is the Planning Department's interpretation of CEQA Guideline Section 15300.2 that it is not intended to preclude the use of a categorical exemption for a site that was once reported to have an unauthorized release but has now been remediated and designated as "closed" on the state list.

Even if the CEQA Guidelines could be interpreted to preclude the use of a categorical exemption for a site that has ever been on a list required to be maintained pursuant to Government Code Section 65962.5, CEQA Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project is minor interior and exterior rehabilitation of the Salvation Army warehouse which would include interior and exterior painting, replacement of some exterior windows and mechanical and electrical upgrades. The only environmental concern raised about the project is the potential presence of hazardous materials associated with the former UST. The former UST ahs been replaced with a new double-walled fiberglass diesel UST with a monitoring system. The plume beneath the site had not migrated off-site. Most of the contamination remained adjacent to the tank excavation. The site is currently being monitored to demonstrate natural attenuation and plume stability. According to Stephanie Cushing of the Public Health Department the UST is currently in compliance with the regulatory requirements.

For all the above reasons, it can be determined with certainty that the proposed project will not have a significant effect on the environment and is appropriately exempt from environmental review under the General Rule Exclusion.

In sum, the project is categorically exempt under CEQA Guidelines Section 15301(a) and 15331 and qualifies for General Rule Exclusion under CEQA Guidelines Section 15061(b)(3).

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City & County of S.F.
Dept. of City Planning
AUG 2 5 2005
OFFICE OF ENVIRONMENTAL REVIEW

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Rana Ahmadi

Project Address: 1500 Valencia St.
Block: 6568, Lot: 034
Case No.: 2005.0398E
Date of Review: 8/15/05

Planning Department Reviewer:
Winslow Hastie
415-558-6381
winslow.hastie@sfgov.org

Preparer / Consultant
Name: Rene Calara
Company: Huntsman Architectural Group
Address: 50 California St. SF, CA 94111
Phone: 394-1212
Fax: 394-1222
Email: rcalara@huntsmanag.com

Owner
Name: Jack Phillips
Company: The Salvation Army
Address: 1500 Valencia St. SF, CA 94110
Phone: 643-8011
Fax: 695-0647
Email:

PROPOSED PROJECT
☐ Demolition
X Alteration

Project description:
To rehabilitate processing facility with brick repair and the repair/replacement of existing wood windows. Replacement windows are "architectural grade" aluminum.

Pre-Existing Historic Rating / Survey
The Buckingham and Hecht Shoe Factory has a National Register Status Code of 3S—Appears to be eligible for separate listing and is listed in the Department's UMB Survey.

Historic District / Neighborhood Context
The subject property is located in the neighborhood-commercial corridor of Valencia Street, which is characterized by ground floor commercial uses with residential above.

1.) California Register Criteria of Significance: **Note,** a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes **X** No ☐Unable to determine
- **Persons:** or ☐Yes **X** No ☐Unable to determine
- **Architecture:** or **X** Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context: ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: This building, designed by architect Henry C. Macy, was constructed in 1890 as a shoe factory. It was designed with Richardsonian Romanesque style elements (especially at the main entry), which is quite rare for San Francisco.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	**X** Retains	☐ Lacks	**setting,**	**X** Retains	☐ Lacks
design,	**X** Retains	☐ Lacks	**feeling,**	**X** Retains	☐ Lacks
materials,	**X** Retains	☐ Lacks	**association.**	**X** Retains	☐ Lacks
workmanship	**X** Retains	☐ Lacks			

Notes: The subject building retains a relatively high degree of integrity, however some windows have been removed and/or covered-up with plywood and mesh. The original wood windows are in various states of disrepair. The original entry has been replaced with a modern aluminum-framed commercial entry system and all of the exterior brick walls have been painted.

3.) DETERMINATION: Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present
(Go to 6. below)

X Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

X The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: This project includes wholesale replacement of deteriorated wood sash windows as well as the restoration of other sash that are in better condition. The replacement sash will be custom, "architectural grade" aluminum windows with matching lite configurations (nine-over-nine) and matching muntin profiles and dimensions. The window openings to be infilled with concrete for seismic retrofit purposes will be located at the rear elevation. The exterior brick will be repointed/ repaired where necessary.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

A. The project can be altered to
B.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes **X** No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 8-19-05

Mark Luellen, Preservation Coordinator

Cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Case Number: 2005.0146E: Alteration and Expansion of a Two-Story Duplex into a New Four-Story, Three-Unit Residential Building

Location: 39-41 Noe Street

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the alteration and expansion of an existing three-story, two-unit residential building measuring approximately 2,275 gross-square-feet (gsf) into a four-story, three-unit residential building measuring approximately 4,050-gsf. The building currently provides two off-street parking spaces in a ground-level garage and the proposed project would include three off-street parking spaces located in a ground-level garage within the expanded building. The project site at 39-41 Noe Street (Assessor's Block 3538/Lot 045) is 3,750 square feet in size and located in the Castro/Upper Market Neighborhood. The project site is within a Residential House, Three-Family (RH-3) Zoning District and within a 40-X Height and Bulk District. As the proposed project would result in a structure with three dwelling units, the project would be permitted as-of-right in an RH-3 Zoning District.

(Continued on next page).

06

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Suheil Shatara, (415) 512-7566, representing John Monetta

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines, Section(s) 15301(e) (2); Class Number: 1(e)(2)].

REMARKS: See reverse side

(Continued on second page.)

Contact Person: Tim Blomgren Telephone: (415) 558-5979

Date of Determination: February 6, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Suheil Shatara
John Monetta
Historic Resources Mailing List
M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page).

The proposed project would involve a 1775-square-foot expansion of an existing three-story, two-unit residential building into a four-story, three-unit residential building with three off-street parking spaces

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located at the project site had the potential to be considered as an historic resource as defined by the California Environmental Quality Act (CEQA) due to its 1892 construction date. The attached Memorandum from the Preservation Coordinator of the San Francisco Planning Department, dated December 21, 2005, indicates that the building is significant for its architecture. Some of the features which make it significant include: (1) an early flat front Italianate-style façade, (2) a two-story bay window with wooden sashes and decorative trims, (3) a heavy cornice with evenly spaced brackets and panels, and (4) a bracketed and pedimented entryway. These character-defining features make the building an historic resource under CEQA as a contributor to a potential historic district. As a collection, the buildings in the neighborhood could be eligible for a potential California Register-designated historic district under either Criterion A for patterns of history or Criterion C for architecture. Therefore, any changes to 39-41 Noe Street must be consistent with the Secretary of Interior's Standards in order to be determined not to have a significant impact on historic resources. As described in detail in the attached Historic Resource Evaluation (HRE), the proposed project would be consistent with the ten Secretary of Interior's Standards for Rehabilitation as follows:

(1) The property would be used as it was historically. There would be no change to the existing use (residential) of the property.

(2) The historic character of the property would be retained and preserved. Other than some minor changes to the existing garage door and driveway, there would be no change to the existing front façade.

(3) The property would be recognized as a physical record of its time, place, and use. The proposed vertical addition would have building materials compatible with the materials on the existing building (wood siding and wood windows), but would be distinguishable as a new addition given the building setback and roof design (a hipped roof). The proposed rear extension would not be visible from the any public right-of-way. The proposed project is a modest addition and will not significantly alter the building's integrity or diminish its historic fabric.

(4) The historic significance that the property has acquired in its own right would be retained and preserved. The proposal would retain and preserve the existing two-family dwelling.

(5) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property would be preserved. Most of the existing building, both exterior and interior, would remain intact. The proposed elevations show little change to the front façade while the proposed floor plans indicate the majority of the existing walls would remain.

(6) Deteriorated historic features will be repaired rather than replaced. As previously mentioned, the project sponsor proposes to replace the non-original garage door with a slightly wider new door. This change in the door width is not significant.

(7) Chemical treatments that cause damage to historic materials would not be used.

(8) There is no evidence of archeological resources on the site.

(9) New additions, exterior alterations, or related construction would not destroy historic materials, features, and spatial relationships that characterize the property. The new vertical addition would be constructed more than 10 feet from of the front building. The new addition would have a hipped roof to both mitigate for any potential visual impacts as well as to be distinguished from the original flat front façade. The addition would be compatible with the materials, massing, and scale of the property.

(10) New additions and adjacent or related new construction would be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. The proposed addition would not substantially impair the essential form and integrity of the historic property and its environment.

In sum, as discussed in the historic report, there are no significant negative impacts to the character-defining features of the property as a result of this project. The proposed project would repair, update and expand the existing two-family dwelling into three dwelling units while preserving the portions or features that convey its historical architectural significance. The impacts resulting from the changes are minimal and would not significantly affect the historic integrity of the property. The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Since the proposed project would preserve all of these aspects, the Preservation Staff has determined that the project is consistent with the Secretary of the Interior's Standards for Rehabilitation. The changes that will occur to the site will not significantly alter the building's integrity or diminish its historic fabric. Hence, subsequent to the completion of the project as proposed and described in the historical resource report the property would still qualify to be eligible as an historical resource.[1]

The project would require new foundation footings that would disturb soils to a depth of approximately 2.5 feet below grade. However, the proposed project would not be expected to adversely affect CEQA-significant archeological resources which if present would probably be outside the footprint of the existing dwelling and beyond range of the shallow, limited soils disturbance that would result from the project. Thus, the proposed project does not warrant archeological mitigation.[2]

Because the alteration of the existing building would not disrupt the historical resource status of the building under CEQA, its alteration and expansion would not result in a significant effect on an historical resource. Therefore, the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1(e)(2).

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[1] Memorandum from Tina Tam, San Francisco Planning Department, Preservation Technical Specialist, to Tim Blomgren, San Francisco Planning Department, December 21, 2005.

[2] Memorandum from Randall Dean, San Francisco Planning Department, to Blomgren, November 7, 2005.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(e)(2) or Class 1(e)(2) provides an exemption from environmental review for additions to existing structures that will not result in an increase of more than 10,000 gross-square-feet where all public services and facilities are available and the project is located in an area that is not environmentally sensitive. The proposed project would result in the expansion of a three-story, two-unit, 2,275 gross-square-foot (gsf) residential building into a four-story, three-unit, 4,050 gsf residential building in an existing residential area, and therefore would qualify for exemption under Class 1(e)(2).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM

TO: **Tim Blomgren, Major Environmental Analysis**

CC: Virnaliza Byrd, Historic Resource Impact Review File
A. Green, Recording Secretary-LPAB

FROM: **Tina Tam, Preservation Technical Specialist**

REVIEWED BY: Mark Luellen, Preservation Coordinator

DATE: **December 21, 2005**

RE: **39-41 Noe Street**
Block 3538, Lot 45
2005.146E
Historic Resource Evaluation Response

Project Description

The project as shown in plans dated November 28, 2005, is to (1) construct a new third-story vertical addition to the existing two-story-over-garage, two-family dwelling and, (2) construct a new four-story rear horizontal extension. The subject property is in an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

Environmental Review

For the purposes of the California Environmental Quality Act (CEQA), 39-41 Noe Street is considered a potential historical resource because the building was constructed before 1913. Based upon Parcel Information Database, the building was constructed before 1900. From submitted photographs, it appears that this early flat front Italianate could be considered an historical resource under CEQA as a contributor to a potential historic district. As a collection, the buildings in this neighborhood could be eligible for a potential California Register-designated historic district, under either Criteria A for patterns of history or Criteria C for architecture. Therefore, any changes to 39-41 Noe Street shall be consistent with the Secretary of the Interior's Standards.

This memorandum is an evaluation of the plans in accordance with the Secretary of the Interior's Standards.

Project Analysis

As previously mentioned, 39-41 Noe Street is significance for architecture. Some of the character-defining features are as follows: (1) a flat front Italianate style façade (2) a two-story bay window with wooden sashes and decorative trims, (3) a heavy cornice with evenly spaced brackets and panels, and (4) a bracketed and pedimented entry way.

According to the National Park Service (NPS), there are Standards for four distinct, but interrelated, approaches to the treatment of historic properties: preservation, rehabilitation, restoration, and reconstruction. The following is a brief definition and summary of the four approaches:

- Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time. (Protection and Stabilization have now been consolidated under this treatment.)

- Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.

- Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.

- Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Based upon factors such as historical significance, physical condition, proposed use, and intended interpretation, rehabilitation is the approach considered for the treatment of this historic property. Rehabilitation is the most flexible approach when it comes to the enhancement of property values, the stabilization of neighborhoods and areas of the city, and the increase of economic and financial benefits to the city and its inhabitants, while still protecting, enhancing, and perpetuating the use of an historic property.

There are ten standards for rehabilitation. The following is a review and analysis of the proposed project in accordance to these standards:

Standard No. 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

There is no change to the existing use (two-family dwellin) on the property.

Standard No. 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The project proposes a vertical addition and a rear horizontal extension. Other than some minor changes to the existing garage door and driveway, there is no change to the existing front façade.

Standard No. 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The majority of the proposed vertical addition is setback more than 10 feet from the front building wall and more than 25 feet from the front property line. Submitted renderings demonstrate that the proposed additional will not be in the line-of-sight from the sidewalk either at the front of the property or across the street. There are no conjectural features or elements from other historic properties being added to the property. The proposed vertical addition will have building material compatible with the materials on the existing building (wood siding and wood windows), but will be distinguishable as the new addition given the building setback and roof design (a hipped roof). The proposed rear extension is not visible from the any public-right-way. The proposed project is a modest addition and will not significantly alter the building's integrity or diminish its historic fabric.

Standard No. 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The proposal is to retain and preserve the existing two-family dwelling.

Standard No. 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Most of the existing building, both exterior and interior will remain intact. The proposed elevations show little change to the front façade while the proposed floor plans indicate the majority of the existing walls will remain. The new vertical addition will be sufficiently setback from the front and the proposed hipped roof design will help provide the mitigation to any potential visual impacts. Because the property is considered an historical resource, the State Historical Building Code could be used.

Standard No. 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

As previously mentioned, the project proposes to replace the non-original garage door with a new door. The new door will be approximately one foot wider than the existing door (from 7 feet 4 inches to 8 feet 6 inches). This change in door wide is insignificant.

Standard No. 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

There are no damaging treatments proposed.

Standard No. 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There is no evidence of archeological resources on the site.

Standard No. 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

While the project proposes an increase in building size, the bulk of the new construction is primarily limited to the back of the property. As previously mentioned, the new vertical addition will be constructed more than 10 feet from the front building wall, and more than 25 feet from the front property line. The new addition will have a hipped roof to both mitigate for any potential visual impacts as well as to be distinguished from the original flat front façade. While the rear façade will have a modern architectural vocabulary and detailing, the addition is compatible with the materials, massing, and scale of the property.

Standard No. 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed addition will not substantially impair the essential form and integrity of the historic property and its environment. As discussed in this report, there are no significant negative impacts to the character-defining features of the property as a result of this project.

Conclusion

The proposed project will repair, update and expand the existing two-family dwelling while preserving the portions or features that convey its historical and architectural significance. The impacts resulting from the changes are minimal and will not significantly affect the integrity of the property. The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Since the proposed project will possess most of these aspects, Staff believes the project is consistent with the Secretary of the Interior's Standards for Rehabilitation. The changes that will occur to the site will not significantly alter the building's integrity or diminish its historic fabric. Hence, subsequent to the completion of the project as proposed and described in this report, the property will still qualify to be eligible as an historical resource for listing in the California Register.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0402E - Expansion and Alteration of an Existing Two-Unit Plus Retail Building to a Three-Unit Plus Parking Building

Location: 2477 Sutter Street

City and County: San Francisco

Description of Nature and Purpose of Project: The approximately 2,610-square-foot project site is located at 2477 Sutter Street (Assessor's Block 1076, Lot 022). The project site is developed with a 1,890-square-foot, two-story Italianate Victorian building constructed in 1893. The ground floor of the existing building is occupied by a retail store and the second floor, which is set back from the front of the property line by 10 feet, contains two dwelling units. Both the retail store and the dwelling units are presently vacant. No off-street parking is provided for the existing two dwelling units. The building is set back from the east property line along the entire depth of the lot by approximately 8 feet.

(CONTINUED ON NEXT PAGE)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Drake Gardner, (415) 892-4311

Exempt Status:
X Categorical Exemption [State CEQA Guidelines, Sections 15301 and 15331]

Remarks: Please see reverse side

Contact Person: Viktoriya Mass **Telephone:** 558-5955

Date of Determination:
February 6, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

DOCUMENTS DEPT.
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SAN FRANCISCO PUBLIC LIBRARY

cc: Mel Murphy, Property Owner
Drake Gardner, Project Contact
Glenn Cabreros, Planning Department
Ross Mirkarimi, District 5 Supervisor
Planning Commission
V. Byrd/Bulletin Board and Master Decision File
Exemption/Exclusion File
Historic Resources Preservation Mailing List

Description of Nature and Purpose of Project, continued: The preservation staff of the Planning Department found that the subject building is an excellent example of a San Francisco vernacular Italianate Victorian residential building, and appears to retain a significant amount of integrity.[1] The subject building has been altered with the ground floor addition of a retail storefront and extension. However, this addition is easily reversible, leaving the original historic appearance of the building virtually intact. The building retains all of its character defining architectural features including: its bracketed cornice and frieze; its recessed entry, entry door, and stair; its double hung windows with bracketed hoods and trim; and its horizontal wood siding. While the larger neighborhood surrounding the project site has undergone significant changes since the mid-twentieth century, the subject building's immediate historical context remains intact. There are two intact Victorian buildings on either side of the subject property as well as a larger Edwardian apartment building two doors down. There are three fairly significant older buildings across the street, from both the Victorian and Edwardian eras. One of these three buildings across the street is the very significant 2450 Sutter Street building, the Russian Center of San Francisco, constructed in 1910 and listed in Here Today.[2] Since the subject building is an excellent example of a San Francisco vernacular Italianate Victorian residential building, appears to retain a significant amount of integrity, and is part of an immediate historical context that remains intact, the Planning Department has determined that the subject property is an historical resource and may contribute to a potential district or significant context.[3]

The originally proposed project filed with the Planning Department on November 17, 2004, would have resulted in the loss of the entire east and south perimeter walls of the existing building. It also appears that the entrance stairs would have been altered. Therefore, the Planning Department determined that the originally proposed project would not be consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary of the Interior's Standards) and thus, result in a significant historical resources impact.[4] The Planning Department also determined that the originally proposed project would have an adverse effect on the rather unique and intact historic three-building ensemble to which it contributes.

The project sponsor has revised the project as originally filed with the Planning Department on November 17, 2004. The following describes the project as revised per plans submitted to the Planning Department on December 15, 2005: The revised project would result in a 2,590-square-foot horizontal and vertical expansion of the existing building to include two additional stories and one more dwelling unit. The vertical expansion would add two new floors, which would successively step back so that they are not perceptible from the street level. The horizontal expansion would extend the building to the east property line; however, the ground and second floors would remain set back from the east property line by about eight and three and a half feet, respectively. Additionally, the retail store would be converted to a garage to accommodate three off-street parking spaces. The revised project would include interior renovations to accommodate the three new off-street parking spaces and reconfiguration of the existing dwelling units. Upon completion of the revised project, the approximately 4,480-square-foot building would have three residential units and three off-street parking spaces. The building would be approximately 40 feet high.

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1 Memorandum from Adam Light, Preservation Technical Specialist, to Carol Roos, Major Environmental Analysis, October 19, 2005. (The Memorandum is attached to this Certificate of Determination).

2 Ibid.

3 Ibid.

4 Ibid.

The proposed project has also been revised such that all character defining features of the front façade would remain, the majority of the perimeter walls would remain, the floor and roof joists would remain, and all additions would be substantially set back so that the original scale of the house as perceived from the public right-of-way would remain. With these revisions, the Planning Department has determined that the revised project would meet the Secretary of the Interior's Standards and would not have an adverse effect on the rather unique and intact historic three-building ensemble to which it contributes.[5]

The project site is located on the south side of Sutter Street, in the block bounded by Divisadero, Post, Broderick and Sutter Streets. The project site is within the RM-1 (Mixed, Low Density) zoning district and within a 40-X height and bulk district.

Remarks:
CEQA State Guidelines Section 15301 (Class 1) provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the *General Plan* and the area is not environmentally sensitive. The revised proposed project would result in horizontal and vertical extensions that would add approximately 2,590 square feet to the existing 1,890-square-foot building. The project site is located in a dense urban residential neighborhood where all public services and facilities are available and the surrounding area is not environmentally sensitive. Therefore, the revised project is appropriately exempt from environmental review as Class 1 exemption.

The Class 1 exemption also provides for minor alterations of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances. The revised project would include interior renovations on the ground and second floor of the existing structure. Thus, these interior improvements are appropriately exempt from environmental review under Class 1.

CEQA State Guidelines Section 15331 (Class 31) provides an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards. Since the revised project would meet the Secretary of the Interior's Standards, it is appropriately exempt from environmental review per Section 15331 of the CEQA State Guidelines.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project, as revised, would not result in a significant impact on historical resources under CEQA. There are no other unusual circumstances surrounding the revised project that would suggest a reasonable possibility of a significant environmental effect. Therefore, the revised project is appropriately exempt from environmental review.

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5 Memorandum from Adam Light, Preservation Technical Specialist, to Carol Roos, Major Environmental Analysis, January 11, 2006. (The Memorandum is attached to this Certificate of Determination).

Conclusion:

CEQA State Guidelines Section 15301, or Class 1, provides an exemption from environmental review for: 1) minor alteration of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances; and 2) additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the *General Plan* and the area is not environmentally sensitive. The revised project would include alteration of existing facilities and would result in an increase of less than 10,000 square feet. Additionally, adequate public services exist to serve the project and allow for maximum development, and the project site in not in an environmentally sensitive area. Accordingly, the revised proposed project is appropriately exempt from environmental review under Section 15301, or Class 1, of the CEQA State Guidelines. The Class 31 exemption provides for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards. The revised project meets the Secretary of the Interior's Standards and, therefore, is exempt from environmental review under Section 15331, or Class 31, of the CEQA State Guidelines.

Figure 1: 2477 Sutter Street

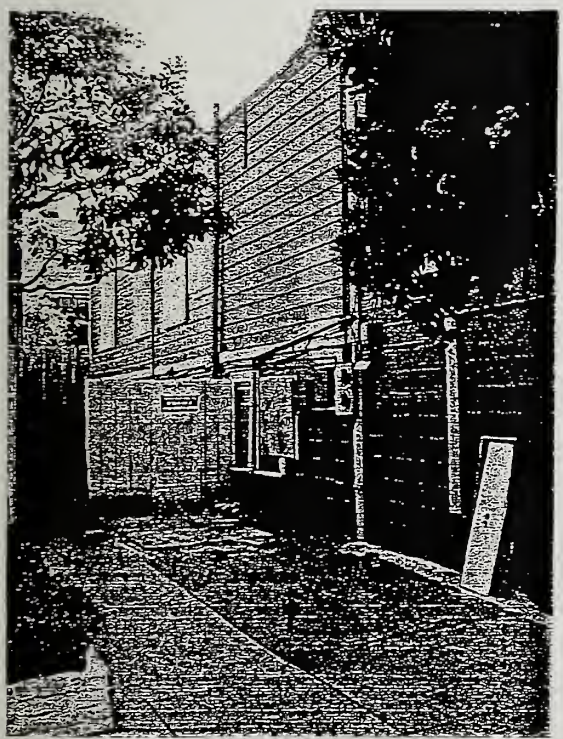

Figure 2: Side yard view

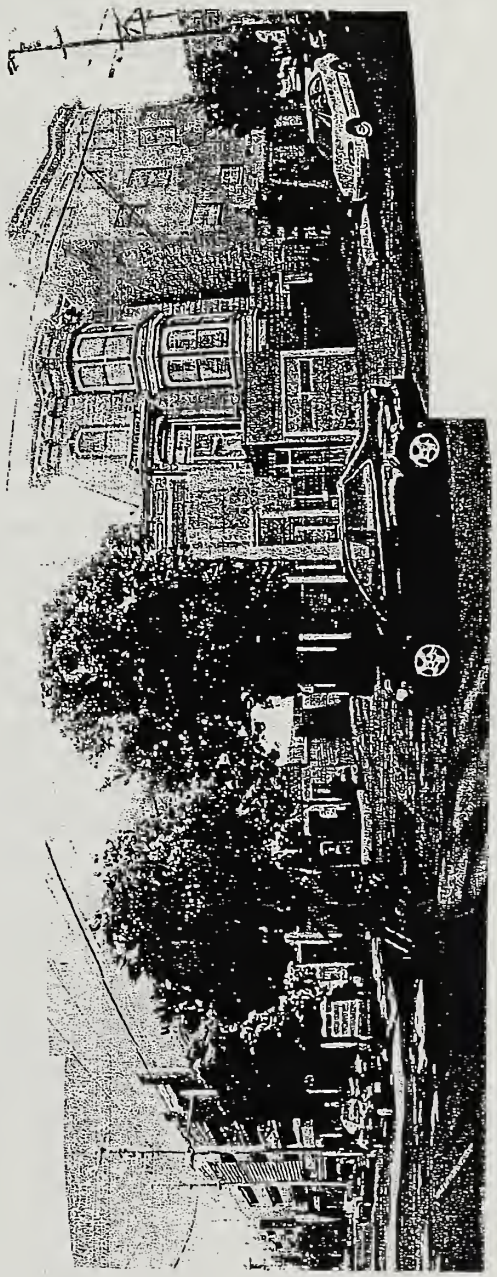

Figure 3: Sutter Street north blockface with subject property at center

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MEMORANDUM: *REVISED* Historic Resource Evaluation Response

MEA Planner: Carol Roos

Project Address: 2477-2479 Sutter Street
Block: 1076 Lot: 22
Case No.: 2003.0183E
Date of Review: January 11, 2006

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant
Name: Jonathan Pearlman
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Email:

Owner
Name: Mel Murphy
Company:
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Phone: (415)806-4307
Fax: 821-0512
Email:

PROPOSED PROJECT

☐ Demolition
☒ Alteration

REVISED Project description:
The project has been revised per the previous HRER Memorandum from October 19, 2005. The revised proposal would still add two stories, as well as a horizontal addition, and one additional dwelling unit to an existing one-story over basement, two-unit Italianate Victorian residential building constructed in 1893. The early front retail addition would be retained and converted to a garage entry. The elevation of the exiting building would not change and the front entrance stair would not be altered. The proposed horizontal and vertical additions have been substantially set back so that they will not be readily visible, particularly given that the two taller adjacent houses would block the site line of the additions from most angles. The ornamentation has also been simplified on the proposed additions to de-emphasize their appearance.

Pre-Existing Historic Rating / Survey
The subject building has not been surveyed, however it was constructed prior to 1913 in 1893, and therefore more information was required to determine its potential as an historic resource per the Planning Department's Historic Resource Evaluation procedures.

Historic District / Neighborhood Context

The subject building is not located within a designated historic district, but is within a row of four older buildings, three of them being Victorian-era buildings, and one being from the Edwardian era. There are several other Victorian and Edwardian era buildings within the subject and facing block faces, as well as around the corner from the subject property, but there are also several non-historic mid and late twentieth century buildings as well. The building and its immediate neighbors also provide an important portion of the historic context and setting for its neighbor across the street, the very significant 2450 Sutter Street, the Russian Center of San Francisco (formerly the German Turnverein Hall), constructed in 1910 and listed in Here Today.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No ☒Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1890-1910

Notes: The subject building is an excellent example of a San Francisco vernacular Italianate Victorian residential building, and appears to retain a significant amount of integrity. There are two intact Victorian buildings on either side of this structure as well as a larger Edwardian apartment building two doors down. There are three fairly significant older buildings across the street, from both the Victorian and Edwardian eras. One of these three buildings across the street is the very significant 2450 Sutter Street, the Russian Center of San Francisco (formerly the German Turnverein Hall), constructed in 1910 and listed in Here Today. Further research may reveal that these buildings are part of a larger district, however, the subject building along with its immediate neighbors creates an interesting and rather unique ensemble of three different yet compatible pre-earthquake San Francisco vernacular architectural styles.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: While the larger neighborhood surrounding the project site has undergone significant changes since the mid-twentieth century, the subject building's immediate historical context remains intact. The building itself has been altered with the ground floor addition of a retail storefront and extension. However, this addition is easily reversible, leaving the original historic appearance of the

building virtually intact. The building retains all of its character defining architectural features including it's bracketed cornice and frieze; its recessed entry, entry door, and stair; its double hung windows with bracketed hoods and trim, and its horizontal wood siding. The building and its immediate neighbors also provide an important portion of the historic context and setting for its neighbor across the street, the very significant 2450 Sutter Street, the Russian Center of San Francisco (formerly the German Turnverein Hall), constructed in 1910 and listed in Here Today.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)
☒ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The original proposed project would have resulted in the loss of the entire east and south perimeter walls of the existing building. It also appears that the entrance stair would have been altered. This is no longer the case as all character defining features of the front façade will remain, a majority of the perimeter walls will remain, the floor and roof joists will remain, and all additions will be substantially setback so that the original scale of the house as perceived from the public right-of-way will remain. The revisions suggested in the October 19, 2005 HRER Memorandum have been incorporated into the revised design, and therefore staff determines that there will not be a substantial adverse impact on this historic resource.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☒Yes ☐No ☐Unable to determine

The revised proposed project will meet the Secretary of the Interior's Standards and therefore will not have an adverse effect on the rather unique and intact historic three-building ensemble to which it contributes.

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 1-12-06

Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd / Historic Resource Impact Review File

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Carol Roos

Project Address: 2477-2479 Sutter Street
Block: 1076 Lot: 22
Case No.: 2003.0183E
Date of Review: October 19, 2005

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant
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Email:

Owner
Name: Mel Murphy
Company:
Address: 3856 21st Street
Phone: (415)806-4307
Fax: 821-0512
Email:

PROPOSED PROJECT

☐ Demolition
☒ Alteration

City & County of S.F.
Dept. of City Planing

OCT 27 2005

OFFICE OF
ENVIRONMENTAL REVIEW

Project description:
Proposal to add two stories, as well as a horizontal addition, and one additional dwelling unit to an existing one-story over basement, two-unit Italianate Victorian residential building constructed in 1893. An early front retail addition would be removed, and a garage entry would be inserted at the ground level of the historic front façade. It is not clear from the plans whether or not the elevation of the house would be raised, but it does appear that the front entrance stair would be altered, possibly as result of raising the elevation of the existing structure.

Pre-Existing Historic Rating / Survey
The subject building has not been surveyed, however it was constructed prior to 1913 in 1893, and therefore more information was required to determine its potential as an historic resource per the Planning Department's Historic Resource Evaluation procedures.

Historic District / Neighborhood Context
The subject building is not located within a designated historic district, but is within a row of four older buildings, three of them being Victorian-era buildings, and one being from the Edwardian era. There are several other Victorian and Edwardian era buildings within the subject and facing block faces, as well as around the corner from the subject property, but there are also several non-historic mid and late twentieth century buildings as well. The building and its immediate neighbors also provide an important portion of the historic context and setting for its neighbor across the street, the very significant 2450 Sutter Street, the Russian Center of San Francisco (formerly the German Turnverein Hall), constructed in 1910 and listed in Here Today.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No ☒Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1890-1910

Notes: The subject building is an excellent example of a San Francisco vernacular Italianate Victorian residential building, and appears to retain a significant amount of integrity. There are two intact Victorian buildings on either side of this structure as well as a larger Edwardian apartment building two doors down. There are three fairly significant older buildings across the street, from both the Victorian and Edwardian eras. One of these three buildings across the street is the very significant 2450 Sutter Street, the Russian Center of San Francisco (formerly the German Turnverein Hall), constructed in 1910 and listed in Here Today. Further research may reveal that these buildings are part of a larger district, however, the subject building along with its immediate neighbors creates an interesting and rather unique ensemble of three different yet compatible pre-earthquake San Francisco vernacular architectural styles.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: While the larger neighborhood surrounding the project site has undergone significant changes since the mid-twentieth century, the subject building's immediate historical context remain intact. The building itself has been altered with the ground floor addition of a retail storefront and extension. However, this addition is easily reversible, leaving the original historic appearance of th building virtually intact. The building retains all of its character defining architectural features including it's bracketed cornice and frieze; its recessed entry, entry door, and stair; its double hung windows with bracketed hoods and trim, and its horizontal wood siding. The building and its immediate neighbors also provide an important portion of the historic context and setting for its neighbor across the street, the very significant 2450 Sutter Street, the Russian Center of San Francisco (formerly the German Turnverein Hall), constructed in 1910 and listed in Here Today.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)
☒ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☒ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The proposed project would result in the loss of the entire east and south perimeter walls, as well as all of the partition walls within the existing building. It also appears that the entrance stair would be altered. The project sponsor contends that the floor and roof joists would remain, but this assumes that the proposed two-story addition can be supported, and that the removal of the east and south perimeter walls will not affect the ability to retain these elements. The proposed two-story addition and accompanying eastern horizontal addition would also be nearly flush with the front façade, essentially obliterating the historic scale of the building.

The proposed project could be revised to be consistent with the Secretary of the Interior's Standards, or to at least reduce the impacts to the subject building to a less than significant level by substantially setting back both the vertical and the horizontal additions. The vertical additions should be successively stepped back at each story, so that the vertical addition is not perceptible from the street level, or readily visible from across the street; and the façade ornamentation design of the addition should be simplified to distinguish it as a later addition. The horizontal addition should be set back a minimum of 15 feet to preserve the scale of the historic building. These set backs would allow a substantial portion of the eastern perimeter wall to remain intact and would preserve the scale of the subject building as viewed from the public right-of-way. This is, of course, assuming that the western perimeter wall, roof structure, and historic floor plates would remain intact as currently proposed, and that the entrance stair would not be significantly altered.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☒Yes ☐No ☐Unable to determine

The proposed project would have an adverse effect on the rather unique and intact historic three-building ensemble to which it contributes. The building also comprises an important portion of the historic context and setting for its neighbor across the street, the very significant 2450 Sutter Street,

the Russian Center of San Francisco (formerly the German Turnverein Hall), constructed in 1910 and listed in Here Today, page 297.

PRESERVATION COORDINATOR REVIEW

Signature _____ Date: 10.25.05

Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0857E – 324 Cortland Avenue

Project Location: 324 Cortland Avenue; between Bocana and Bennington Streets
Assessor's Block and Lot: Block 5677; Lot 022
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the demolition of a one-story-with-attic commercial and residential building constructed circa 1893 and construction of a 3,691-square foot (sq ft) building consisting of two 2-bedroom split-level townhomes on two floors above a 1,310-sq ft ground-floor retail space. The existing 1,578-sq ft building's ground floor consists of a retail space of approximately 710 sq ft and a 325-sq ft residential unit; the attic above serves as storage and is 523 sq ft. The existing building is 20.5 feet high and provides no off-street parking. The proposed building would be 39 feet high and would provide no off-street parking. The site, on the southern side of Cortland Avenue, one lot west of the northeast corner lot, is a rectangular parcel of 1,624 sq ft within the city block (Assessor's Block 6731; Lot 020) bounded by Cortland Avenue to the north, Bennington Street to the east, Ellert Street to the south, and Bocana Avenue to the west. The project site, located in the Bernal Heights neighborhood, is zoned NC-2 (Small-Scale Neighborhood Commercial District) and is within a 40-X Height and Bulk District. The proposed project would require a variance for parking requirement.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Peter Sokoloff, 415-641-7320, representing Josh Crandall

EXEMPT STATUS:
X Categorical Exemption Class 1 and Class 3; [State Guidelines, Sections 15301(l)(1), 15301(l)(3) & 15303(b), 15303(c)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

February 8, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Peter Sokoloff, Project Sponsor
Ben Fu & J. Battis, Planning Dept.
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department staff determined the existing building not to be a historic resource as defined by CEQA (see attached Historic Resource Evaluation)[1]. The existing structure on the project site is a one-story-with-attic combined commercial and one-unit residential building. The Department's Preservation staff determined that a 1951 alteration that stripped the façade of its original detailing and replaced it with brick, stucco, and plate glass windows, rendered the structure devoid of all historic integrity[2].

According to a historic report prepared by Ross H. Levy, the building has a history of substandard work performed without permits. Structurally, the building suffers from a substandard foundation, which has rendered the floors uneven and with a perceptible slope.[3]

There do not appear to be any associations with either events or persons that would qualify the building for listing on the California Register. The architect is unknown. The lot number appears to have been reassigned in the 1950s, with 1958 being the first reference to the lot as No. 022. Prior to 1958 the lot was alternately referred to as No.s 1, 1a, and 21. Owners include 11 individuals between 1893 and 2005. The original owner and occupier, one R.W. Smith, resided in the structure from its circa 1893 construction date until its sale in 1917 to one John Murphy, who occupied the residence for eight years. The home was purchased in 1925 by Salvatore Sanfillippo, who in turn sold the property in 1929 to Julia Domenichelli. The property changed hands again in 1934 when it was purchased by Florence and James Murphy who made it their home for the next 19 years. The current owner, Joshua Crandall, purchased the property in 2004. A search of newspaper and biographical indexes revealed no information regarding former occupants, indicating that none of the former residents have contributed to the cultural history of California in a manner that would make the property eligible for listing on the California Register. Further, no evidence of historically significant events associated with the building could be found.[4]

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Sections 15301(l)(1) and 15301(l)(3), or Class 1, provides an exemption for demolition of a single-family residence, and a store or similar commercial structure if designed for an occupancy of 30 or fewer persons. The proposed project would entail demolition of a 1,578-sq ft combined commercial and residential building. Therefore, the proposed demolition is exempt from environmental review under Class 1.

The proposed project would also involve the construction of a 3,691-sq ft building consisting of two residential units over a ground-floor commercial space. CEQA State Guidelines Section 15303(b) and 15303(c), or Class 3 provides an exemption from environmental review for the construction of a duplex or similar multi-family residence, and a store or similar commercial structure not involving the use of significant amounts of hazardous substances and, in urbanized areas, not exceeding 10,000 square feet. Therefore, the proposed construction is appropriately exempt from environmental review under Class 3.

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[1] Memorandum from Mat Snyder, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. January 27, 2006.
[2] Ibid.
[3] Historic Report, 324 Cortland Avenue, San Francisco, Calif. Prepared by Ross H. Levy, Nov. 7, 2005. This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2005.0857E.
[4] Ibid.

LG

REMARKS (Continued):

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 324 Cortland Avenue
Block: 5677 Lot: 022
Case No.: 2005.0857E
Date of Review: January 27, 2006

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: Ross Levy
Company: Levy Art and Architecture
Address: 3361 Mission Street, 94110
Phone: 415/641-1710
Fax: 641-1710
Email:

Owner
Name: Josh Crandall
Company:
Address: 324 Cortland Avenue
Phone: 415/647-1007
Fax:
Email: josh@joshcrandall.com

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing structure and construct a new structure would consist of one ground floor retail space and two dwelling units.

Pre-Existing Historic Rating / Survey
The subject building has not been included in any previous historic survey.

Historic District / Neighborhood Context
The subject building is along Cortland Avenue, a small-scale commercial district that serves as the main commercial hub for the Bernal Heights neighborhood. There is no known historic District along Cortland Avenue.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: *The project sponsor provided staff with a complete lineage of the building's owners, many of its occupants, along with a building permit history and historic Sanborn maps. The original architect / builder is unknown for the building. A search at the Main Library's History Center resulted in no information about the owners, tenants, or the building itself. The building was significantly altered in 1951 when the front of the original building was removed and replaced with what is seen today. The building is neither representative of a building of its vintage nor or any particular style. The 1951 façade does not appear to have been designed with any particular architectural intent or style. Staff does not believe it is a contributor to a potential historic district.*

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: With the removal of the building's front façade in 1951, the building lost its integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The subject site between two older buildings that are typical of older San Francisco structure. Staff believes that the new design would not be detrimental to the older built context within its being proposed. The new design, while contemporary in style, would include a large percentage of ground floor window area as well are upper story that features vertical orientation, and the use of wood and stucco siding, all typical elements of neighborhood commercial architecture in San Francisco.

PRESERVATION COORDINATOR REVIEW

Signature _____ Date 2-3-06
Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File

FULL BLOCK VIEW W/ SUBJECT PROPERTY

SCALE: N.A.

CLOSE UP OF SUBJECT PROPERTY

SCALE: N.A

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0416E – 1244 5th Avenue

Project Location: 1244 5th Avenue; between Lincoln Way and Hugo Street
Assessor's Block and Lot: Block 1746; Lot 012
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project entails the demolition of a one-story, two-bedroom 1,533-square foot (sq ft) single-family dwelling constructed circa 1906, and construction of a new 4,535-sq ft, 38.5-foot high, four-story, 1-unit building with three bedrooms and off-street parking for two vehicles. The proposed structure would be set back about seven feet from the front edge of the lot line. The southernmost ten feet of the building will be set back 10 feet from the property line to form a 25-foot-wide façade. The existing single-family residential building is set back about seven feet from the front edge of the lot line. A second one-unit residential structure, at the edge of the rear lot line, is 873 sq ft and would not be affected by the proposed project. The site, on the eastern side of 5th Ave., is one lot north of the southwestern-most lot, and is a rectangular parcel of 3,325 sq ft within the city block (Assessor's Block 1746; Lot 012) bounded by 5th Ave. to the west, Hugo Ave. to the south, 4th Ave. to the west, and Lincoln Way to the north. The project site, located in the Inner Sunset neighborhood, is zoned RH-2 (Residential, House – Two Family) and is within a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Masaaki Yamakoshi, 415 656-3528, representing Chak and Amy Lee

EXEMPT STATUS:
X Categorical Exemption, Class 1 and Class 3 [State Guidelines, Sections 15301(l)(1) & 15303(a)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

February 9, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Masaaki Yamakoshi, Project Sponsor
S.Vellve & J. Battis, Planning Dept.
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department Preservation staff determined the existing building to not constitute a historic resource as defined by CEQA (see attached Historic Resource Evaluation)[1]. The existing structure on the project site is a one-story single-family wood-frame dwelling with pitched roof. Preservation staff's historic resource evaluation response found the structure to be in poor condition and lacking distinctive adornment and decorative features. According to a historic report prepared by Rachel Force, the building has undergone several modifications including the addition of a new front porch (dated to between the 1915 and 1928 Sanborn map editions) and conversion of all windows to metal sliding at an indeterminate time. A permit from 1958 authorized the change of use from residential to a nursing facility and with it, the sealing of an interior doorway and the addition of a new entrance to the south. The structure was remodeled again in 1975 and changes included the enlargement of a bedroom. Additional unpermitted work is evinced by an elevated driveway and ramp, and metal pipe handrails at the southern entrance.[2]

There do not appear to be any associations with either events or persons that would qualify the building for listing on the California Register. The architect is identified as one Moses .J. Lyon, whose career appears to have had its peak between 1895 and 1910, when he was commissioned to design such San Francisco structures as the Ohabi Shabm Congregation Synagogue at 1881 Bush St. (built 1898) and the Alto Building at 381-383 Bush St. (built 1907).[3]

The original permit identifies the builder as T.A. Pettus and the original owner as one Maude I. Pettus (1906). It is known that Mr. Pettus was the registered owner in 1927, according to a permit record. The next documented owner and occupant is one Jack B. Lynch from 1953 to 1958. City directories from 1959 to 1973 list the property as "Cottage Nursing Home." City directories from 1975 to 1982 list the address as "Saint Theresa's Haven (Annex)." Permits from 1984 reveal the property deeded to the Association for Retarded Citizens. The present owner, Chak Wai Lee, purchased the property in 2004. A search of newspaper and biographical indexes revealed no information regarding former occupants, indicating that none of the former residents have contributed to the cultural history of California in a manner that would make the property eligible for listing on the California Register. Further, no evidence of historically significant events associated with the building could be found.[4]

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for demolition of up to three single-family residences in an urbanized area. The proposed project would entail demolition of a 1,533-sq ft single-family dwelling. Therefore, the proposed demolition is exempt from environmental review under Class 1.

Additionally and alternatively, the project would qualify for exemption from environmental review under CEQA Guidelines Section 15303(a), or Class 3, which allows for the exemption from environmental review for the construction of one single-family residence in a residential zone. In urbanized areas, this exemption applies to up to three single-family residences. The proposed project would involve the construction of a 4,921-sq ft single-family residential building. Therefore, the proposed construction is also exempt from environmental review under Class 3.

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[1] Memorandum from Tina Tam, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. November 18, 2005.

[2] Historic Report, 1244 5th Avenue, San Francisco, Calif. Prepared by Rachel Force, October 22, 2004. This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2005.0416E.

[3] Ibid.

[4] Ibid.

REMARKS (Continued):

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Contact: Joy Navarrete

Project Address:
Street No. and Name: 1244-5th Avenue
Block: Lot: 1746/012
Case No.: 2005.0416E
Date of Review: November 18, 2005

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

Preparer / Consultant
Name: Rachel Force
Company: Carey & Co., Inc.
Address: 460 Bush Street
San Francisco, CA 94108
Phone: (415) 348-8145
Fax: (415) 348-8447
Email:

Owner
Name: Chak W. Lee
Company:
Address: 1436-23rd Avenue
San Francisco, CA 94122
Phone: (415) 665-5576
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing one-story, nursing care facility, previously a single-family residence, and construct a new four-story single-family dwelling.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
This building is in the Inner Sunset neighborhood. It is one of the earliest developments in the western part of the city. There are many buildings in the immediate vicinity of the subject property from the Edwardian era (1901-1910). These buildings retain physical integrity to this period and could count as contributors to a potential historic district. These buildings are generally clad in wooden siding and possess substantial amounts of wooden ornamentation.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property is believed to not be an historic resource so there is no period of significance. The building is not located in any known historic district. Based upon Carey & Co.'s report,1244-5th Avenue was designed by Moses J. Lyon. Born in Portland, Oregon in 1868, Lyon moved to California in 1884 and studies under H.C. Macy until 1889. Thereafter he attended Columbia College and the Metropolitan Art School in New York City. After which, Lyon returned back to San Francisco in 1890 and began his architectural practice. He designed a wide range of structures, some of which are notable, such as the Ohabi Shabm Congregation Synagogue at 1881 Bush Street (City Landmark No. 81), the International Institute at 2209 Van Ness Avenue (Here Today, page 304), the Alto Building at 381 Bush Street, a contributory structure in the Kearny-Market-Mason-Sutter Conversation District. Aside from one newspaper article written in 1910 about Lyon's illegal appointment as the architect for the Madison School, there is no additional publication about Lyon.

According to Carey & Co., the building was converted from a residence to nursing home. There is no indication that any historical renowned people ever owned or lived on the subject property or that the subject property is associated with any significant events. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: The subject property is believed to not be an historic resource, so there are no integrity issues. While the subject building does exhibits some of the architectural characteristics consistent with the Bungalow style (1900-1930) such as shingle siding, projecting roof beams, and squared porch columns, the building has been greatly altered over the years, contributing to the loss of integrity. Rather than wood double hung windows, the building now has metal sliding windows, an elevated driveway and ramp along the south side of the property, and a four-foot wide door on the south side elevation. Based upon old Sanborn Maps and building permit records, the front square porch was not original but added shortly after the building was first constructed. Based upon Carey & Co.'s report, there are no apparent or significant concentration or linkage among the buildings in the immediate vicinity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☒Yes ☐No ☐Unable to determine

Response: While the 1244-5th Avenue does not appear to be a contributory structure in a potential historic district (the building is undersized, lacks architectural distinction, and retains low integrity), the proposed new construction was evaluated in accordance to the Secretary of the Interior's Standards. As previously mentioned in this report, the subject property is located within a potential historic district and the building width of 25 feet in this neighborhood is an important physical characteristic feature. The proposed building width of 35 feet (the full width of the subject lot), four stories in height will be out-of-scale with the adjacent buildings in this neighborhood and will be a negative impact to the visual character of this potential historic district. Preservation Staff recommends the proposed building be setback or notched at the front to better reflect the development pattern established. The building materials (wood siding and windows) should also be consistent with the material predominantly found in the neighborhood.

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 11-22-05
Mark Luellen, Preservation Coordinator

Tina Tam/CTYPLN/SFGOV
02/08/2006 01:20 PM

To Jeremy Battis/CTYPLN/SFGOV@SFGOV
cc Sara Vellve
bcc
Subject Re: 1244-5th Avenue

Jeremy,

This is the excerpt from the HRER recommending the following changes to the project:

"...the proposed building be setback or notched at the front to better reflect the development pattern established. The building materials (wood siding and windows) should also be consistent with the material predominantly found in the neighborhood."

The revised plans reflect compliance with this recommendation.

Tina B. Tam
Planner, Southwest Neighborhood Quadrant
San Francisco Planning Department

415-558-6325 (phone)
415-558-6409 (fax)

Jeremy Battis/CTYPLN/SFGOV

Jeremy Battis/CTYPLN/SFGOV
02/08/2006 11:33 AM

To Tina Tam/CTYPLN/SFGOV@SFGOV
cc
Subject 1244-5th Avenue

Tina,

I checked in with Paul Maltzer. We can accept an email statement in lieu of a revised HRER.

However, we will need some substantive statement that explains and details what has changed between the originally-designed proposal and the revised, and how the former would potentially materially impair a potential historic distirct, and how the revised proposal would not.

Thank you,

Jeremy D. Battis
Urban Planner

Planning Department
Major Environmental Analysis
City and County of San Francisco

30 Van Ness Avenue, Fourth Floor
San Francisco, Calif. 94102

Tel: 415 558 5968
Fax: 415 558 5991
jeremy.battis@sfgov.org

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0856E - 378 8th Avenue

Project Location: 378 8th Avenue; between Clement Street and Geary Blvd.
Assessor's Block and Lot: Block 1439; Lot 024
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the demolition of a two-story over garage, three-bedroom (BR) 2,945-square foot (sq ft) single-family dwelling constructed circa 1904, and construction of a new 4,700-sq ft, 39-foot high, three-story over 3-car garage, 2-unit building, (one a 3-BR unit, and above, a 4-BR unit on floors 2 and 3). The site, on the eastern side of 8th Avenue, is one lot north of the southwestern-most lot (120½ feet), and is a rectangular parcel of 3,000 sq ft within the city block (Assessor's Block 1439; Lot 024) bounded by 8th Avenue to the west, Clement Street to the north, 7th Avenue to the west, and Geary Blvd. to the south. The project site, located in the Inner Richmond neighborhood, is zoned RM-1 (Residential, Mixed – Low Density) and is within a 40-X Height and Bulk District.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Kris Wen, 510 798-6888, representing Kris Wen

EXEMPT STATUS:
X Categorical Exemption, Class 1and Class 3 [State Guidelines, Sections 15301(l)(1) & 15303(b)]

REMARKS: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department Preservation staff determined that the existing building does not constitute a historic resource as defined by CEQA

(Continued on reverse side)

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

February 22, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Kris Wen, Project Sponsor
J. Battis, Planning Dept.
Sue Hestor, Attorney at Law
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

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REMARKS (Continued):

(see attached Historic Resource Evaluation)[1]. The existing structure on the project site is a two-story over garage single-family structure constructed circa 1904. A Preservation staff Historic Resource Evaluation Response found the structure to be devoid of historic integrity due to the loss of the original façade and windows and replacement with plaster finish. Preservation staff concurs with a Heritage survey, which assigned the building a rating of "NR" – "Not Rated – buildings which have been built or suffered disfiguring exterior remodelings since 1960."[2]

There do not appear to be any associations with either events or persons that would qualify the building for listin on the California Register. The architect is unknown.[3] The city directory of 1902-03, lists the original owner as one William Buckwald a cook, and later, a cooper. The present owner, Steven Lau, purchased the property in 1998. A search of newspaper and biographical indexes revealed no information regarding former occupants, indicating th none of the former residents have contributed to the cultural history of California in a manner that would make th property eligible for listing on the California Register. Further, no evidence of historically significant events associated with the building could be found.[4]

Because the existing building is not considered a historic resource under CEQA, its demolition would not result a significant effect on a historic resource, and the project may be found to be exempt from environmental review i other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1 and Class 3.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for up to three single-family residences in an urbanized area. The proposed project would entail demolition of a 2,945-sq ft single-family dwelling. Therefore, the proposed demolition is exempt from environmental review under Class 1.

The proposed project would qualify for exemption from environmental review under CEQA State Guidelines Section 15303(b), or Class 3, which provides an exemption from environmental review for the construction of o single-family residence in a residential zone. In urbanized areas, this exemption applies to up to three single-fam residences. The proposed project would result in construction of a 4,700-sq ft, two-unit residential building. Therefore, the proposed construction is exempt from environmental review under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity whe there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource. There are no unu circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from April Hesik, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. February 6, 2006.

[2] Ibid.

[3] Historical Resource Evaluation, 378 8th Avenue, San Francisco, Calif. Prepared by Steven and Rita Lau, October 31, 200 This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2005.0856E.

[4] Ibid.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 378 8th Avenue
Block: 1439 Lot: 024
Case No.: 2005.0856E
Date of Review: February 6, 2006

Planning Department Reviewer:
April Hesik
(415) 558-6602
april.hesik@sfgov.org

Preparer / Consultant
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Company: Kris Wen Architect
Address: 7113 Cutting Blvd, El Cerrito
Phone: 510.798-6888
Fax: 510.233.6888
Email: kriswendesign@sbcglobal.net

Owner
Name: Steven Lau
Company:
Address: 1032 Irving St., No. 621
Phone: 415.309.9001
Fax:
Email: rita50@pacbell.net

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
Demolish two-story-over-garage single-family dwelling and construct three-story-over-garage building with two dwelling units.

Pre-Existing Historic Rating / Survey
Assigned rating of "NR" in Heritage's Historic Context Statement on the Neighborhood Development of San Francisco from 1890-1920 for the Inner Richmond District (1994). "NR" is defined as "Not Rated - Buildings which have been built or suffered disfiguring exterior remodelings since 1960."

Historic District / Neighborhood Context
The subject property is located in a primarily residential area within the Richmond neighborhood. The area is within an RM-1 District and a 40-X Height and Bulk District. The residential mix appears to include mostly two-unit flats and small apartment buildings. The subject property is located across the street from a large church and associated elementary school.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property does not appear to be eligible for listing in the California Register as an individual resource or a contributor to a historic district. The existing dwelling is a two-story-over-garage, single-family dwelling that was originally constructed ca. 1904. Research in local

repositories and libraries has not revealed any connection with significant events or important persons. The building does not possess distinctive architectural characteristics. This assessment is consistent with Heritage's survey in which the subject property was assigned a rating of "NR."

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☒ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The subject property does not retain historic integrity due to the extensive alteration of its façade, which appears to include the removal of original trim and detailing; the application of a plaster finish; the addition of red clay barrel tiles above the porch and parapet; and the replacement of the original windows.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

There may be a potential historic district located in the immediate vicinity of the subject property, which includes a collection of residential and institutional buildings constructed ca. 1900-1937. Although the ca. 1964 apartment building located immediately to the north of the subject property does not appear to be a potential historic resource, the following three flats (ca. 1912-1923) were each recognized in the Heritage survey for their contextual importance. Moreover, the church

located across the street was assigned an "A" rating, indicating that it is of the "highest importance" and potentially eligible for listing in the National Register. The area in the immediate vicinity of the subject property was thus assigned a group rating of "E" as "A group of historically-related buildings which visually defines the neighborhood or immediate area, and which intrusive alterations to historic material and physical context are minimal." It does not appear that the proposed demolition of the subject property will have an adverse impact on these off-site historic resources since the existing building is noncontributory to any potential historic district. In addition, it does not appear that the proposed replacement structure will adversely impact the resources because its scale, massing, and design are generally compatible with potential historic resources within the vicinity of the project.

PRESERVATION COORDINATOR REVIEW

Signature _____ Date 2-7-06
Mark Luellen, Preservation Coordinator

cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File

BLDGS. ON THE SAME
SIDE OF THE STREET

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0957E: 2949 Sacramento Street Expansion of a Single-Family Residence

Project Location: 2949 Sacramento Street, south side between Divisadero and Broderick streets
Assessor's Block and Lot: Block 1025; Lot 029
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would be the expansion of an existing, approximately 1,650-square-foot single family residence on an approximately 3,050-square-foot (approximately 132.5 feet deep x 23 feet wide) lot. The existing building is set back about 15 feet from the front property line, and there is a three-foot wide setback along the east side of the building from about 48 feet from the front property line. The first floor is approximately 1,150 square feet, and an existing approximately 500-square-foot, nine-foot high, "pop-up" second story (which was added later than the time of the original building construction) is set back about 47.5 feet from the front property line and about 32.5 linear feet from the first story front façade. Because of its height and setback distance from the front property line, the "pop-up" second story cannot be seen readily from the public right-of-way.

(Continued on next page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Anne Forell, architect, (415)381-9050, representing Henry Hwong & Lisa Lee, Property Owners

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(e); Class Number(s): 1]

REMARKS: (See second page.)

Contact Person: Irene Nishimura Telephone: 415 558-5967

March 8, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

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c: Anne Forell, Project Architect & Project Sponsor Contact
Lisa Lee & Henry Hwong, Project Sponsors & Property Owners
Isolde Wilson, Northwest Quadrant Neighborhood Planner
Adam Light, Historic Preservation Technical Specialist/Planner
Michela Alioto-Pier, Board of Supervisors, District 2
Historic Resources Mailing List / Virnaliza Byrd / M.D.F. & Exemption/Exclusion File

Description of Nature and Purposed of Project, continued:

The proposed expansion of the single-family house includes addition of approximately 240 square feet of floor area in the first floor at the rear of the building and an addition of approximately 700 square feet to the "pop-up" second story toward the front (leaving a linear 22-foot setback from the plane of the first story front building wall) and at the rear of the building. The two-story rear addition would extend about 12 feet into the required rear yard area. In addition, a new below-grade, approximately 800-square-foot, two car garage and basement area would be constructed, which would involve excavation of the project site. The existing three-foot wide side setback from about the second third of the lot depth, along the lot's east side, would be retained. Hence, the project would consist of an addition of approximately 1,750 square feet to the approximately 1,650 square-foot existing building, for a total floor area of approximately 3,400 square feet when completed.

The project site (Lot 029 in Assessor's Block 1025) is within an RH-2 (Residential, House Two-Family) District and 40-X Height and Bulk District, in the Pacific Heights area. In an RH-2 District, the required rear yard depth is 45 percent of the depth of the lot as per Planning Code Section 134(a)(2). The proposed two-story, rear addition would extend about 12 feet into the required rear yard area. Therefore, a Variance from the rear yard requirement would need to be sought and justified for the proposed project, which would involve a public hearing process.

Remarks:

The Planning Department has evaluated the existing building for the proposed of determining whether or not it is an historical resource, as defined by the California Environmental Quality Act (CEQA). (Please refer to the attached Planning Department Memorandum: Historic Resource Evaluation Response, dated January 27, 2006, prepared by Adam Light, Historic Preservation Technical Specialist/Planner, which is part of the project file.) The Victorian architectural design and building features of the structure indicate its original construction occurred some time between 1880 and 1906. Research into the structure's history did not reveal any significant historic event or person associated with the building. Although there have been some minor alterations to the exterior of the building since its original construction, such as the "pop-up" second story addition, it still retains its historical architectural character. If the subject building's immediate area were to be surveyed, given its neighborhood context, the building very likely would be identified as a contributor to a potential historic district. Hence, the Department's Historic Preservation staff reviewed the proposed building expansion project in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The proposed project would include a two-story addition at the rear of the building, and a horizontal extension toward the front on the second story, leaving an 11-foot deep open area from the plane of the first story façade, and a total second story setback of about 26 feet from the front property line. The first story façade with its bay window, wide roof cornice, approximately four-foot high parapet, recessed entry, front entrance stairway, and wood siding, among other existing architectural features and details, would be retained and preserved.

Since the approximately nine-foot high, second story expansion, which would be setback about 11 feet behind the approximately four-foot high parapet wall, would not be readily visible from the public right-of-way, Department Preservation staff has determined that the second story expansion would not adversely affect the character-defining features of the building.

In addition, the project would include excavation and construction of a new below-grade, two-car garage and a basement area. Department Preservation staff has determined that the proposed addition of a garage door would not result in the removal of any character-defining features. For this reason and the reasons discussed above, the proposed project, as designed, would not adversely affect the historical architectural character of the existing building.

As noted above, the proposed project would include a new sub-grade parking garage and basement area. This new garage/basement construction would involve excavation of the project site. The Department's archeological resources analysis staff reviewed the proposed project since the project would modify site soils, and hence, could affect archeological resources. (See attached Memorandum, Topic: Archeological sensitivity, for the Project: 2949 Sacramento Street – 2000.0957E, dated February 23, 2006, by Michael Jacinto/Randall Dean.) The project would require excavation to a level of about 6-1/2 feet below grade for the proposed garage/basement. The footings of the concrete slab foundation would extend down another 14 to 16 inches below the garage's/basement's finished floor. In total, approximately 36 cubic yards of soil would be excavated from the project site for the new garage/basement level.

The Department's archeology resources staff determined that although the project would entail soils disturbing activities, the project's potential to affect archeological resources would be low. First, no known archeological sites on the project site or in its immediate vicinity have been found. Second, if historic archeological resources exist in the project area, such resources would be associated with the historic residential development of this and related neighborhoods, and could include trash piles, filled-in wells and privies. These resources generally would be found at the rear portion of residential lots. Since, the project would involve excavation that would extend half way under the existing building, but not into the rear portion of the lot, Department archeology staff has determined that it is highly unlikely that the CEQA-significant archeological resources would be discovered. Therefore, staff has concluded that the project's archeological effects are less than significant, and no mitigation measure is required.

CEQA State Guidelines Section 15301(e), or Class 1(e), exempts from environmental review a project that would add no more than 10,000 square feet to an existing structure if the project site is in an area where all public services and facilities are available, and is not in an area that is environmentally sensitive. The proposed project meets these criteria in that the project involves an addition of approximately 1,650-sqare-foot single-family house, for a total floor area of approximately 3,400 square feet. In addition, the dwelling is in an urban neighborhood, the Pacific Heights area, where all public service and facilities are provided. No environmentally sensitive areas exist in the project site area. Therefore, the project is appropriately exempt under Section 15301(e) as a Class 1 project.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

For the above reasons, the proposed project is appropriately exempt from environmental review as a Class 1 project.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Joy Navarrete

Project Address: 2949 SACRAMENTO ST.
Block: 1025; Lot: 029
Case No.: 2005.0957E
Date of Review: January 27, 2006

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant
Name: Anne Forell
Company: Anne Forell Architecture
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Fax: (415)381-9250
Email: anne@forellarch.com

Owner
Name: Henry Hwong & Lisa Lee
Company:
Address: 2949 Sacramento Street
Phone: (415)885-8062
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposal is to create a garage and basement level and expand an existing one-story "pop-up" second-story addition toward the front façade of the subject one-story Victorian single-family house. The extension of the second floor would still be set back approximately 11 feet from the primary front façade. This front façade has a rather substantial, approximately four-foot high parapet. The height of the proposed second floor extension would be approximately nine feet in height with no parapet.

Pre-Existing Historic Rating / Survey
San Francisco 1976 Architectural Survey

Historic District / Neighborhood Context
The subject building is not in an officially designated historic district; however, if the immediate neighborhood were to be surveyed, it is very possible, given the surrounding neighborhood context, that such a survey would indicate that this building is part of a potential historic district.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1880 to 1906

Notes: See information under "Historic District/Neighborhood Context" heading above.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: Although there have been some minor alterations to the exterior of the building over time such as the existing second floor "pop-up" addition (which is not readily visible from the public right-of-way), the subject house still retains its historical architectural character.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The façade with its bay window, recessed entry, wide roof cornice, side extension, front entrance stair, wood siding and wood trim and ornament, as well as the small one-story (the "pop-up" second story is well set back from the building façade) scale of the building as viewed from the public right-of-way, are the major character defining features of this house that should be preserved.

The proposed garage/basement and rooftop addition will not adversely affect the character-defining features of this house, as all of these features will be preserved, including the one-story scale of the building as viewed from the public right-of-way. The addition of a garage door will not result in the removal of any character defining features. Although the extension of the second floor "pop-up" addition toward the front of the building will be set back only 11 feet, the subject building has a substantial, approximately four-foot high parapet, and the addition is only nine feet high, as opposed to the typical ten-foot height of most new residential stories. Additionally, the proposed addition has no parapet, as opposed to most new residential construction which often has a three or four-foot parapet. The height of the addition is thus approximately four-to-five feet lower than the

standard residential addition, and coupled with the existing substantial historical parapet on the front elevation, an eleven-foot setback should be sufficient to preserve the scale of the subject house as viewed from the public right-of-way.

However, the proposed dentilated cornice element on the addition should be removed so that the addition does not call unnecessary attention to itself, or create a sense of false historicism.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature _____ Date 2-3-06

Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

MEMORANDUM

Date: February 23, 2006

To: Irene Nishimura

From: Michael Jacinto/Randall Dean

Topic: Archeological sensitivity

Project: 2949 Sacramento Street – 2005.0957E

Project Site: 2949 Sacramento Street, AB 1025/029

Project Setting and Description: The subject property is located on a 3,050-square-foot lot on a block bound by Sacramento Street to the north, Broderick Street to the west, Divisadero Street to the east, and California Street to the south in San Francisco's Pacific Heights neighborhood. The site contains an existing (partial) two-story, 1,400-square-foot single-family dwelling, constructed in 1900. The project site is zoned RH-2 (Residential House District, Two Family) and is within a 40-X Height and Bulk District.

The project proposes alteration and expansion of the existing dwelling on the site, including a horizontal expansion on the rear of the first floor for the addition of a sunroom and a second story expansion with an 11-foot front setback, which would accommodate new bedrooms. The second-story would also be expanded at the rear of the house for a master bedroom. Additionally, the project proposes construction of basement garage. The project has the potential to modify soils, and thus it could affect archeological resources. The project would require excavation to a level of about 6-1/2 feet below grade for the proposed basement garage. The project would be supported on a concrete slab foundation with footings. The footings would extend an additional 14-16 inches below the garage's finished floor. In sum, about 36 cubic yards of soil would be excavated from the site.

Although the project entails soils disturbing activities, the project's potential to affect archeological resources is considered low. First, there are no known archeological sites on the project lot or in its immediate vicinity. Second, if historic archeological resources were extant in the project area, such resources would be associated with the historic residential development of this and related neighborhoods and could include trash piles, filled-in wells and privies. These resources generally occur at the rear portion of residential lots. As the project would excavate a basement that would extend half-way under the existing house, it is highly unlikely that CEQA-significant resources would be encountered. Therefore, the project's archeological effects are less than significant and no mitigation measures are warranted.

Follow-Up

If there are subsequent changes to your project, PLEASE let me review the text of the environmental evaluation document (Neg. Dec., EIR, Addendum, etc.) including archeological mitigation measure(s) [as applicable] before publication. This also goes for the draft Mitigation Monitoring and Reporting Plan (MMRP) once it is completed. Lastly, if you let me know when your documents are finalized, I can keep a copy of the archeology mitigation measures and MMRP on file to follow-up on the implementation of their archeology requirements.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title:	2006.0134E – 1 Ecker Street
Project Location:	1 Ecker Street/16-30 Jessie Street
Assessor's Block and Lot:	Block 3708 Lot 022
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project entails the conversion of an existing building of approximately 58,000 square feet from office to residential use. The four-story brick building was constructed in 1906 and renovated in 1972. No exterior modification of the building is proposed. The proposed conversion would result in the creation of 54 residential units and would maintain the existing 1,623 square feet of ground-floor retail on the site. The office space in the building has been vacant since 2004. The building has no existing parking and no off-street parking spaces are proposed as part of the conversion. The building is located at the southeast corner of Jessie and Ecker Streets, both of which are internal alleyways in the block bounded by Market Street, First Street, Mission Street, and Second Street. (Continued on second page.)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Ilene Dick, Gladstone & Associates: (415) 434-9500

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15332], Class 32

REMARKS: (See second page.)

Contact Person:	Sarah Jones	Telephone:	558-5976

Date of Determination:
March 10, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Ilene Dick, Project Sponsor
Dan Dibartolo, Northeast Quadrant
Bulletin Board
M.D.F.
Exemption/Exclusion File
Historic Preservation List
Sue Hestor

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Description of Nature and Purpose of Project: (Continued)
The project site, totaling 15,900 square feet, is zoned C-3-O (Downtown Office) and is in the 500-S height and bulk district. The proposed project would require conditional use authorization pursuant to the provisions of Section 309 of the San Francisco *Planning Code.*

REMARKS: (Continued)

The existing brick building was originally constructed as a warehouse in 1906. It was extensively renovated and the structure was upgraded for seismic performance in 1972. In 1990, 86,018 square feet of transferable development rights (TDRs) were sold, leaving 57,082 square feet of developable area on the site. The building was included in the San Francisco Planning Department's 1976 Architectural Survey and given a rating of 2 out of 5. It was also included in the Unreinforced Masonry Building Survey. It has been rated 3S under the California Historic Resource Status Codes, which means that it appears individually eligible for listing on the National Register of Historic Places and the California Register of Historical Resources. It is also listed as a Significant Building – Category I in Article 11 of the *Planning Code.* If the proposed project affected the exterior of the building it would be subject to evaluation by an Historic Preservation Planner for potential impacts under CEQA. However, the proposed project would only involve the interior portions of the building and therefore has no potential to result in material impairment to the historic resource.

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, provides an exemption from environmental review for in-fill development projects which meet the following conditions:

a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The site is within a C-3-O zoning district, where dwellings are a permitted use. The proposed project will be subject to the provisions of Section 309 with regard to considerations of exceptions to site development regulations in downtown zoning districts.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The project site is within a developed downtown area of San Francisco, and is approximately 15,900-square feet or 0.37 acre in size. Thus, the proposed project would be characterized as in-fill development surrounded by urban uses.

c) *The project site has no habitat for endangered, rare or threatened species.*

There are existing buildings on the project site, which is within a developed area of the City and does not provide habitat for any rare or endangered plant or animal species. No other important biological resources are likely since humans have used the site for over 150 years.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic
Until 2004, the proposed project site was occupied by office uses. According to the San Francisco Planning Department's Transportation Impact Guidelines the former office use would have generated 197 daily vehicle trips and 16 p.m. peak-hour trips. In contrast, the proposed new residential use is projected to generate 168 daily vehicle trips and 25 p.m. peak-hour trips. The new use would generate fewer automobile trips on a daily basis and only a few more peak

hour trips than the former use. In addition, since there is no parking on the site the trips would be dissipated to and from parking facilities in the surrounding area. Given the urban setting of the project area, the proposed project would generate a minimal increase to existing traffic at local intersections.

The proposed project would generate a parking demand for about 67 parking spaces. As set forth in the Planning Code Section 152 and Table 151, in a C-3 District the residential parking requirement is one space per four units, or 14 parking spaces for the proposed 54 unit building. The proposed project would include no off-street parking spaces. The San Francisco Planning Department does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

The project site is served by multiple MUNI bus lines, as well as all MUNI Metro lines and BART. According to the calculations of the Transportation Impact Guidelines, there would be about 71 daily person-trips by transit, eight of which would occur during the p.m. peak hour. These trips would have a minimal effect on transit services in the area given the large number of transit routes serving the site. The greatest majority of trips generated by the proposed project would be pedestrian trips; 411 out of the projected 723 daily trips would occur on foot.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not

cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The proposed construction could generate noise that may be considered an annoyance by occupants of nearby properties, but because construction noise is regulated and is temporary and intermittent, and the majority of construction would occur on the interior of the building, the proposed project would not be expected to result in a significant impact with respect to noise. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

Air Quality
The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Construction activity would temporarily raise dust levels in the area, but not to a level that would have significant impacts upon air quality. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality
The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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9
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CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Moscone Recreation Center Addition
Location: 1800 Chestnut Street
City and County: San Francisco

Description of Nature and Purpose of Project: The Moscone Recreation Center is an 8,493-square-foot (sf), one-story with mezzanine, wood frame building located on Chestnut Street in the southern portion of Moscone Park at Buchanan Street in the Marina district of San Francisco (Assessor's Block 469/Lot 001). The proposed project includes seismic strengthening, renovation of interior spaces to meet program needs and conformance to Americans with Disability Act (ADA) requirements, and construction of a 2,139-sf, one-story addition. The building is surrounded by baseball fields to the north; a children's playground and public library to the west; lawn and tennis courts to the east; and three-story apartment buildings to the south across Chestnut Street. The Recreation Center was built in 1924, in an English Tudor style. The project site is in an RM-4 (Residential, Mixed, High Density) zoning district, and a 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Jorge E. Alfaro, Acting Senior Architect, (415-557-4659)

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines, Sections 15301; (State Class Number 1).

REMARKS: (Continued on next page)

Contact Person: Nannie R. Turrell Telephone: (415) 558-5994

Date of Determination:
March 13, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Jorge E. Alfaro, Project Sponsor
Historic Preservation List
Ken Rich, San Francisco Planning Dept.
Bulletin Board
M.D.F.
Exemption/Exclusion File

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REMARKS: (Continued)
The purpose of the proposed project is to remodel the existing Moscone Recreation Center in order to meet current program needs and to upgrade the building to current seismic, structural, mechanical, and electrical codes, regulations, and standards. Basic work would include demolition and removal of all hazardous building materials; new electrical service equipment, wiring, and lighting throughout; new building mechanical systems; new and remodeled Americans with Disabilities Act (ADA) accessible restrooms, entrances, doors and hardware, accessibility to all rooms throughout the building including the Stage and Bleacher Gallery; new wall, floor, and ceiling thermal insulation; new seismic strengthening; and a new automatic fire sprinkler system throughout. In addition, cosmetic upgrades would include new doors and hardware, paint, tile, casework, and floor, wall, and ceiling finishes.; repairs to broken windows; replacement of the wood gym floor, and new casework. In addition to lack of ADA accessibility throughout the building, there is currently a lack of adequate space in all rooms of the building for existing programs and functions. For this reason, in addition to renovating existing interior spaces, the proposed project includes construction of a 2,139-sf addition on the north side of the existing building.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building was an historical resource as defined by the California Environmental Quality Act (CEQA).[1] The existing Moscone Center Recreation building was built in 1924. Originally called the Funston Field House, it was designed by architect John Reid, Jr., who was City Architect from 1918 to 1928. Both the building and the playground in which it stood were named for Brigadier General Frederick N. Funston. In the 1920s and 1930s, the playground gained fame for its baseball heritage, producing many major league players including Joe DiMaggio. The building and playground were renamed in honor of the late Mayor George Moscone in 1979. The building appears eligible for the California Register of Historical Resources for its associations with architect John Reid, and as a good example of Tudor Revival Style.[2]

Having determined that the Moscone Recreation Center building was an historical resource, the Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated March 9, 2006, Planning Department staff reviewed the proposed project and determined that it would be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and that the project would not have a significant adverse affect on the historic resource.[3] The architecture of the proposed addition has been designed to be distinct yet compatible. The roof massings are designed to be flat so that the half timbering of the two north-facing gables are visible; the north facing windows are not obscured; and to provide a clear distinction from the original portion of the building. Exterior stucco would be medium finish to differentiate from the original smooth finish. Red brick edge bands would be used on the new terrace wall cap and trellis pilaster cap, and red brick paving would be used on the exterior stairs, ramps, and terrace to further achieve a distinction between the original and the proposed elements.[4]

Because the proposed project would be consistent with the *Secretary of the Interior Standards* and would not result in a significant effect on an historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1(a) and 1(e)(1).

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[1] Luellen, Mark 2006. San Francisco Planning Department. Historic Resource Evaluation Response, Moscone Clubhouse, Memorandum to Nannie Turrell. March 9. This memorandum is attached.
[2] Ibid.
[3] Ibid.
[4] Ibid.

CEQA Guidelines Section 15301(a), or Class 1(a), provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project would make seismic, structural, mechanical, and electrical improvements, as well as reconfiguring interior spaces to accommodate on-going programs and functions at the Moscone Recreation Center. The proposed project involves negligible or no expansion of use, and therefore, meets the criteria of Class 1(a).

CEQA Guidelines Section 15301(e)(1), or Class 1(e)(1), provides for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The proposed project includes a 2,139-sf addition to an 8, 493-sf building. For this reason, the project meets the criteria of Class 1(e)(1).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: Moscone Clubhouse
Block: 0469 Lot: 001
Case No.: 2005.1147
Date of Review: March 9, 2006

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant
Name: Bureau of Architecture/DPW
Company:
Address
Phone:
Fax:
Email:

Owner
Name: City and County of San Francisco
Company: Recreation and Park Department
Address:
Phone:
Fax:
Email:

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description: The project proposed is to construct an addition that is approximately 2,139 square feet to the main floor, renovate architectural, mechanical, plumbing, electrical, life safety, and ADA improvements to the existing building, and structural improvements to seismically strengthen the existing building.

Pre-Existing Historic Rating / Survey

Historic District / Neighborhood Context: .
The Moscone Clubhouse was completed in 1924. Originally called the Funston Field House, it was designed by architect John Reid, Jr. who was City Architect from 1918 to 1928. Both the buildings and the Funston Playground, in which it stood, were named after Brigadier General Frederick N. Funston. In the 1920's and 1930's the playground was famed for its baseball heritage, producing many players who went on the major leagues- including local hero Joe DiMaggio. The building and playground were renamed in honor of the late Mayor George Moscone in 1979.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☐No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

Building appears to be eligible for its associations with architect John Reid and as a good representative example of the Tudor Revival Style.

District or Context ☐ Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☐ Category B
☒ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See below explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The architecture of the proposed addition is characterized by three main flat roof massings. The addition's roofs were kept flat for several reasons: to avoid concealing the hal timbering of the two north facing gables, to avoid obscuring the north facing windows of the Gymnasium, and to provide a clear distinction in massing of the new to the original. New exterior stucco finish will be a medium dash finish to differentiate from the smooth stucco o the original. The new flat roofs will be built-up with an aggregate finish.

Other methods of achieving "distinct " yet "compatible" architectural treatments for the addition are decorative red brick edge bands on the new terrace wall cap and the trelli pilaster cap. Red brick paving will also be used on the exterior stairs, ramps and terrace as a further method of achieving a distinction.

The walls of the addition attach to the exiting walls with one to two foot offsets to separat architectural forms and provide another distinction. New window treatments and details wi be similar to the original but all sizes will be different.

The north-facing terrace will be covered with a wood trellis. The raised terrace itself, trellis columns and the wood trellis beams are architectural elements which were not previously used and as such do not replicate any original architectural elements.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature _____ Date:_____
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0975E – Construction of a 12-unit Residential Building
Location: 723 Taylor Street
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 723 Taylor Street (Assessor's Block 0282, Lot 004). The approximately 2,850-square-foot project site is currently a private surface parking lot (see attached photograph). The proposed project would result in the construction of a new approximately 80-foot high, eight-story residential building. The new approximately 17,460-gross-square-foot (gsf) building would contain 12 residential units with the following unit mix: six 1-bedrooms, five 2-bedrooms (four flats and one townhouse), and one 3-bedroom. The ground floor would contain nine off-street parking spaces, the entrance lobby, and a hallway. The second through eighth floors would contain the

Continued on Next Page

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Bruce D. Baumann and Alice Suet Yee Barkley, 415-356-3888 representing the Project Sponsor, 723 Taylor Street, LLC

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section 15332 (In-Fill Development Projects)]

Contact Person: Viktoriya Mass Telephone: 415-558-5955

Date of Determination:
March 16, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
723 Taylor Street LLC, Project Sponsor
Alice Suet Yee Barkley, Project Sponsor Attorney
Bruce D. Baumann and Associates
Michael Li, NE Quadrant, Planning Department
Historic Preservation Distribution List
Distribution List
Aaron Peskin, District 3, Board of Supervisors
V. Byrd/Bulletin Board and Master Decision File
Planning Commission
Exemption/Exclusion File
Sue Hestor

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Description of Nature and Purpose of Project, continued from previous page: 12 residential units. A 180-square-foot deck on the seventh floor would serve as the private usable open space for one of the units while an approximately 683-square-foot rear yard would be the common usable open space for the remaining 11 units. Of the 17,460 gsf, about 9,886 gsf would be devoted to residential uses, 5,703 gsf to common areas and, 1,871 gsf to parking uses.[1] The new building would be 80 feet in height with a 10-foot setback from the front façade on the top two floors. Pedestrian and vehicular access to the building would be from Taylor Street.

The project site is located on the west side of Taylor Street, in the block bounded by Sutter, Jones, Bush and Taylor Streets. The project site is within the Downtown/Civic Center neighborhood and is approximately ½ a block south of the Nob Hill neighborhood. The project site is in the RC-4 (Residential-Commercial Combined, High Density) zoning district and is within an 80-A height and bulk district. The proposed project would require a Conditional Use Authorization for exceeding the height of 40 feet in a residential district and for exceeding the number of spaces allowed under accessory parking.

Remarks: California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions. The proposed project's effects in relationship to these conditions are described below (per CEQA Guidelines Section 15332, In-Fill Development Projects).

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed project would be consistent with the *General Plan* and with zoning designations. The project site is located in the RC-4 zoning district and is within an 80-A height and bulk district, where the proposed residential use is permitted. The RC-4 district allows one dwelling unit per 200 square feet of lot area. The 2,844 square-foot project site would thus, allow a maximum of 14 dwelling units. The proposed project would include 12 dwelling units and would not exceed the dwelling unit density. Pursuant to *Planning Code* Section 151, the proposed project would be required to provide one off-street parking space per four dwelling units. Since the proposed project would result in 12 dwelling units, it is required to provide three off-street parking spaces. However, the proposed project would result in nine off-street parking spaces, which exceeds the maximum amount classified as accessory parking in Section 204.5. Accordingly, the project sponsor is seeking a Conditional Use Authorization for exceeding the number of permitted accessory parking spaces. Furthermore, pursuant to Section 253 of the *Planning Code*, the proposed project would require a Conditional Use Authorization for exceeding the height of 40 feet in a residential district.

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1 Kenneth Tze, Luce Forward, electronic communication with Viktoriya Mass, Planning Department Staff, December 16, 2005.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is approximately 2,850 square feet, or 0.07 acres. The site is located on the west side of Taylor Street in a developed, mixed-use area of downtown San Francisco. Immediately north of the project site is the six-story Biltmore Hotel and immediately south is a five-story residential building (Sutter-Taylor Apartments) with ground-floor commercial use. High density residential and hotels are the prevailing land uses in the project vicinity. Ground-floor commercial uses are also common. The predominant scale of the neighborhood is five to seven story buildings with larger structures located on corner lots. While the project site is in the RC-4 zoning district, it is adjacent to the C-3-G (Downtown General Commercial) zoning district immediately to the south. Given the above, the proposed project would be characterized as infill development substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is presently an undeveloped private paved parking lot and is surrounded by streets and buildings on all sides. The project site is within a developed area of the City and does not provide habitat for any rare or endangered plant or animal species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic

Using the Planning Department's *2002 Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project is estimated to generate approximately 105 daily person-trips. About 18 daily person-trips would be during the PM peak-hour. These trips would be distributed among various modes of transportation, including single occupancy vehicles, carpools, public transit, walking, and bicycling. Of the 18 PM peak-hour person-trips, three would be vehicle person-trips, four would be transit trips, 10 would be walking trips and one trip would be through some other mode of transportation. Based on the mode split and average automobile occupancy of 1.12 persons per vehicle for the proposed area, there would be 15 daily vehicular trips of which three would be during the PM peak-hour for the proposed project. Traffic impacts associated with the proposed project would not be significant relative to the existing capacity of the surrounding street system and would be mostly undetectable to residents and drivers in the area. Therefore, the proposed project would not result in a significant adverse traffic impact.

As described above, the proposed project would be required to provide a minimum of three off-street parking spaces and would be allowed to provide a maximum of five spaces as accessory parking. Since the proposed project would provide nine off-street spaces, exceeding the maximum amount classified as accessory parking (see Section 204.5 of the *Planning Code*), the project would require a Conditional Use Authorization.

Based on the *2002 Transportation Impact Analysis Guidelines for Environmental Review*, demand for parking would be 16 spaces. While the proposed nine off-street parking spaces would be less than the anticipated parking demand, the unmet parking demand is considered to be a less-than-significant effect on parking conditions in the project area, regardless of the availability of on-street parking under existing conditions. San Francisco considers parking deficits to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Therefore, the proposed project would not result in a significant parking impact.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling of traffic volumes and therefore, would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of the proposed residential units would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

The proposed construction could generate noise and possibly vibration that may be considered an annoyance by occupants of nearby properties. Because the project is relatively small, and because construction noise is regulated and is temporary and intermittent, the proposed project would not be expected to result in a significant impact with respect to noise.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for project requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects that the BAAQMD considered capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Site preparation and construction activity would temporarily raise dust levels in the area. However, due to the relatively small scale of the project, the proposed project would not have a significant air quality impact.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. During construction, requirements to reduce erosion would be implemented pursuant to California Building Code Chapter 33, Excavation and Grading. Thus, the proposed project would not result in significant water quality impacts.

(e) The site can be adequately served by all required utilities and public services.

The proposed project would be undertaken in an area where all utilities and services are currently provided for. Therefore, there would be no need for any expansion of public utilities or public service facilities as a result of the proposed project.

Shadow

Section 295 of the *Planning Code* was adopted in response to Proposition K (passed in November 1984) in order to protect certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Commission by any structure exceeding 40 feet in height (unless the Planning Commission finds the impact to be insignificant). The new building would be 80 feet in height. Therefore, a shadow fan was prepared by the Planning Department to determine the shadow impact of the proposed project on properties protected by Section 295.[2] The analysis concluded that the proposed project would not cast shadow on any public areas protected by Section 295. Therefore, the proposed project would not result in a significant shadow impact.

The proposed project would add new shade to portions of the project site as well as to surrounding properties. However, because of the height of the proposed building and the configuration of existing buildings in the vicinity, the net new shading which would result from the project's construction would be limited in scope, and would not increase the total amount of shading above levels which are common and generally accepted in urban areas. While the San Francisco Planning Department, as a lead agency, has chosen to incorporate the issue of the sun shading effects of proposed projects on public open spaces under the jurisdiction of or to be acquired by the Recreation and Park Commission, due to the dense urban fabric of the City, the loss of sunlight on private residences or property is rarely considered to be a significant impact on the environment under CEQA. Although residents may regard the increase in shadow during any time of the year an inconvenience, the limited amount of increase in shading would not be considered a significant or adverse impact under CEQA.

Hazards

An independent consultant conducted a Phase I Environmental Site Assessment (ESA) of the project site.[3] The ESA was performed to provide a record of the conditions at the subject property and to evaluate what, if any, environmental issues exist at the site. The ESA assessed the potential for adverse environmental impacts from the current and historical practices on the site and the surrounding area. The ESA revealed no evidence of any Recognized Environmental Conditions at the subject property.[4] All 12 Leaking

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2 Michael Li, San Francisco Planning Department, *723 Taylor Street Shadow Analysis*, Case No. 2004.0975K, June 28, 2005. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.0975E.

3 ACC Environmental Consultants, *Phase I Environmental Site Assessment for 723 Taylor Street*, March 28, 2005. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.0975E.

4 The term recognized environmental conditions means the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on

Underground Storage Tanks within 1/8 mile of the project site were granted closure by the Department of Public Health. Additionally, no Underground Storage Tanks are listed as being on the subject property or on the adjacent properties. Since the lot is undeveloped, there are no hazardous building materials on the subject property. In light of the above, the proposed project would not result in a significant hazards impact.

Archaeological Resources

No prehistoric sites have been recorded in the project site vicinity. Given the topographic characteristics of the project site, prehistoric deposits are unlikely to be present. In a memorandum dated February 13, 2006, Planning Department staff determined that no CEQA-significant archaeological resources are expected to be affected by the proposed project.[5] Accordingly, the proposed project would not result in a significant archaeological resources impact.

Historic Resources

The project site is located in the Lower Nob Hill Apartment Hotel Historic District (the District), which is listed in the National Register of Historic Places. The District covers roughly five blocks along Bush, Sutter, and Post Streets on the south slope of Nob Hill. Contributors to the District are predominantly three- to seven-story, multi-unit residential buildings constructed between 1906 and 1925. The buildings share a single stylistic orientation, with tripartite façade design and Classically inspired ornamentation. Building features common to the District include heavily molded, galvanized iron cornices that cover the parapets and slightly projecting bay windows.[6]

On January 9, 2006, Planning Department staff prepared a Historic Resource Evaluation (HRE) Memorandum analyzing the impacts of the proposed project on the District.[7] The HRE determined that the design of the proposed eight-story residential building is of its own time yet would be compatible with the adjacent historic properties and with the District. Like the historic buildings within the District, the façade of the proposed project would be divided into three segments, with a distinct base, middle, and top. The base would reflect features found in the adjacent buildings and would include a recessed entrance, artificial stone cladding, and a cast stone cornice. The middle segment of the façade would be clad in a contemporary clay-tile assembly and would feature projecting window bays with aluminum-sash windows. The tile cladding would be compatible with the appropriate interpretation of a traditional element found throughout the District. A strong cornice line would cap the building at the seventh floor, allowing the roofline to appear to continue the downhill-stepping streetscape. The seventh and eighth stories of the building would be sufficiently set back from the wall plane as to be inconspicuous when viewed from the street. In light of the

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the property or into the ground, ground water, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

5 Randall Dean, San Francisco Planning Department, *Archaeological Sensitivity Memorandum for 723 Taylor Street*, February 13, 2006. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.0975E

6 April Hesik, San Francisco Planning Department, *723 Taylor Street Historic Resources Evaluation Response Memorandum*, January 9, 2006. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.0975E. (The Memorandum is attached to this Certificate of Determination).

7 Ibid.

above, the proposed project would not have an adverse effect on off-site historical resources. Therefore, the proposed project would result in a less-than-significant historical resources impact.

Neighborhood Concerns

A "Notification of Project Receiving Environmental Review" was mailed on December 23, 2005 to the owners and occupants of properties adjacent to the project site. Members of the public have not expressed any concerns in regard to the physical environmental effects of the proposed project.

Conclusion

CEQA State Guidelines Section 15332, or Class 32, allows for an exemption of an in-fill development meeting various conditions. As described above, the proposed project is an in-fill development that would have no significant adverse environmental effects and would meet all the various conditions prescribed by Class 32. Accordingly, the proposed project is appropriately exempt from CEQA under Section 15332.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects.

Site

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Viktoriya Mass

Project Address: 723 Taylor Street
Block: 0282 Lot: 004
Case No.: 2004.0975E
Date of Review: January 9, 2006

Planning Department Reviewer:
April Hesik
(415) 558-6602
april.hesik@sfgov.org

Preparer / Consultant
Name: Alice Suet Yee Barkley
Company: Luce Forward
Address: 121 Spear Street, Suite 200
Phone: (415) 356-4635
Fax: (415) 356-3888
Email: abarkley@luce.com

Owner
Name: Angus McCarthy
Company:
Address: 45 Chilton Avenue
Phone: (415) 337-0454
Fax:
Email: angusmccarthy@sbcglobal.com

PROPOSED PROJECT
- ☐ Demolition
- ☐ Alteration
- ☒ New Construction

Project description:
Construction of eight-story, twelve-unit residential building on 2,844-square-foot vacant lot. The building will contain seven residential levels above ground-level stacked parking and a residential lobby.

Pre-Existing Historic Rating / Survey
The subject site is a non-contributor to the Lower Nob Hill Apartment Hotel National Register District.

Historic District / Neighborhood Context
The Lower Nob Hill Apartment Hotel District, which was listed in the National Register in 1991, covers roughly five blocks along each of Bush, Sutter, and Post streets on the south slope of Nob Hill. Contributors to the district are predominantly three- to seven-story, multi-unit residential buildings constructed between 1906 and 1925. The buildings share a single stylistic orientation, with tripartite façade design and Classically inspired ornamentation. Building features common to the district include heavily molded, galvanized iron cornices that cover the parapets and slightly projecting bay windows. The major use in the district is residential. The proposed project is within an RC-4 zoning district and an 80-A height and bulk district.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☒ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: The existing vacant lot does not have integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
Specifically, the project meets Standard No. 9. See item 6, below.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The design of the proposed eight-story residential building is of its own time, yet will be compatible with adjacent historic properties and with the Lower Nob Hill Apartment Hotel District. Like the historic buildings within the district, the façade of the proposed project will be divided into three segments, with a distinct base, middle, and top. The base will reflect features found in the adjacent

buildings and will include a recessed entrance, artificial stone cladding, and a cast stone cornice. The middle segment of the façade will be clad in a contemporary clay-tile assembly and will feature projecting window bays with aluminum-sash windows. The tile cladding will be compatible with the historic stucco and brick cladding prevalent throughout the district, and the window bays are an appropriate interpretation of a traditional element found throughout the district. A strong cornice line will cap the building at the seventh floor, allowing the roofline to appear to continue the downhill-stepping streetscape. The seventh and eighth stories of the building will be sufficiently set back from the wall plane as to be inconspicuous when viewed from the street.

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 1-12-06

Mark Luellen, Preservation Coordinator

cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0013E

Location: 684 Ellis Street (Assessor's Block 0321, Lot 020)

City and County: San Francisco

Description of Nature and Purpose of Project: The 4,313-square-foot project site is located at 684 Ellis Street on the northeast corner of Ellis and Larkin Streets in the Tenderloin Neighborhood. The existing seven-story building contains 59 Single Room Occupancy (SRO) units and 49 tourist hotel rooms at the upper floors and ground floor commercial space. The proposed project would convert the upper floor uses into 84 permanently affordable studio units. In addition, the basement would be built out to include service offices and programmatic spaces. The project requires rear yard, open space, and exposure variances. At the exterior, the project would add one new entry at the Ellis Street frontage and slightly modify openings at the 7th story elevation at both street frontages. No change to the building envelope would result. The building was constructed in 1912, and has a California Historical Resource Status Code of "3D," meaning it appears eligible for the National Register of Historic Places and the California Register of Historical Resources. It is also included in the San Francisco architectural Heritage Survey with a "C" rating.

Remarks:

(Continued on next page)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Rosalba Navarro, Hotel Essex, L.P (415) 355-7110

EXEMPT STATUS:
X Categorical Exemption, Class 1 and 31 [State CEQA Guidelines Sections 15301(a) and 15331(d)]

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:
March 17, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Rosalba Navarro
Kelley Amdur-NE Quadrant
Supervisor Aaron Peskin, District 3
Sue Hestor
Historic Resources Mailing List
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Remarks: (Continued from previous page)

The proposed project would convert the upper floor uses from single room occupancy (SRO) and tourist hotel rooms to 84 permanently affordable studio units. In addition, the basement would be built out to include service offices and programmatic spaces. The project requires rear yard, open space, and exposure variances. At the exterior, the project would add one new entry at the Ellis Street frontage and slightly modify openings at the 7th story elevation at both street frontages. No expansion of the building envelope would result.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(a), or Class 1(a), provides an exemption from environmental review for alterations involving such things as interior partitions, plumbing and electrical work. The proposed conversion from SRO and hotel to residential use would include interior work, and therefore would be exempt under Class 1(a).

CEQA Guidelines Section 15331 or Class 31 provides for an exemption of environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*. Under CEQA, a building is considered an historic resource if it is included in a "local historic register", and/or if it is shown to be eligible for the California Register of Historic Places. In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is an historic resource as defined by the CEQA.[1] The 684 Ellis Street Building has a California Historical Resource Status Code of "3D," indicating that it appears eligible for the National Register of Historic Places or the California Register of Historic Resources as a contributor to a National Register eligible district (San Francisco Apartment/Hotel District). It is also listed under San Francisco Architectural Heritage with a "C" rating.

According to the project sponsor, the proposed changes to the exterior of the building would include adding one new entry at the Ellis Street frontage and modifying openings at the 7th story elevation at both the Ellis and Larkin Street frontages. There would be no expansion of the existing building. The exterior work would comply with the *Secretary's Standards*.[2] Because the proposed conversion would not involve any physical expansion and minor alteration to the exterior façade, the Planning Department staff determined the changes would be consistent with the *Secretary's Standards* and would not result in a substantial adverse change to the historical resource.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is an historical resource under CEQA, as discussed above, the proposed restoration would not have a significant adverse effect on the resource. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under the above-cited classification. For the above reasons, the proposed restoration is appropriately exempt from environmental review.

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[1] Memorandum from Dan DiBartolo, Preservation Technical Specialist, to Joy Navarrete, Major Environmental Analysis. February 28, 2006.

[2] Ibid.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Joy Navarrete

Project Address: 684 Ellis Street
Block: 0321; Lot: 020
Case No.: 2006.0013E
Date of Review: February 28, 2006

Planning Department Reviewer:
Dan DiBartolo
415-558-6291
dandibartolo@hotmail.com

Preparer / Consultant
Name: Rosalba Navarro
Company: Hotel Essex, L.P.
Address: 1360 Mission Street #300
Phone: (415)355-7110
Fax: (415)355-7122
Email:

Owner
Name: Hotel Essex, L.P.
Company:
Address: 1360 Mission Street #300
Phone: (415)355-7110
Fax: (415)355-7122
Email: rnavarro@mercyhousing.com

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:
684 Ellis Street "Hotel Essex" is a seven story over basement mixed-use building, at the northeast corner of Larkin Street, containing 59 SRO rooms and 49 tourist hotel rooms at the upper floors and ground floor commercial space. The structure was built in 1912. The project converts the upper floor uses into 84 permanently affordable studio units. In addition, the basement will be built out to include service offices and programmatic spaces. The project requires rear yard, open space and exposure variances. At the exterior, the project would add one new entry at the Ellis Street frontage and slightly modify openings at the 7th story elevation at both streetfrontages.

Pre-Existing Historic Rating / Survey

- 3D Rating as part of the Tenderloin Hotel and Apartment National Register Eligible District
- San Francisco Architectural Heritage Rating: C

Historic District / Neighborhood Context
Tenderloin Hotel and Apartment National Register Eligible District

The surrounding neighborhood is a mixture of early 20th Century mid to high-rise apartment and hotel buildings with ground floor retail, low rise commercial, parking, and automotive repair buildings.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a

determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☐No ☒Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1913-1940

Notes: The subject building is a contributor to a district that appears eligible for listing on the National Register of Historic Places.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject building generally retains its integrity in terms of its contributory status to a district that "appears to be eligible for listing on the National Register of Historic Places" (3D). There have, however been some incompatible alterations at the ground floor level, such as the original storefront and transom windows, which have been replaced with a contemporary storefront with large fixed metal framed storefront windows. It is unclear if the original entry locations into the building have been modified. In this case, the project adds one entry door and would not remove the existing primary entry at the Ellis Street frontage. At the upper levels, above the horizontal trim demarcating the ground level from the remainder of the structure, much of the original detailing on the building still exists. The punched window openings and sash are intact, as well as the articulated corner bays, cornice, and stucco cladding The subject building generally retains its integrity in terms of its contributory status to a district that "appears to be eligible for listing on the National Register of Historic Places" (3D). The building's contributory status to this district is still very apparent.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☒ Category A (1)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed project, as currently proposed, would not have an adverse effect on the existing resource, and therefore, would not impact the surrounding district by making the subject building no longer eligible as a contributor to this district.

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 3-8-06
Mark Luellen, Preservation Coordinator

Cc Recording Secretary, Landmarks Preservation Advisory Board
~~M. Oropeza-Singh~~ V. Byrd / Historic Resource Impact Review File

G:\WP51\Preservation\HRE-684 Ellis Street.doc

PHOTO #1

PHOTO #2

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0621E – Demolition of a Single-Family Residential Building and Construction of a New Two-Unit Residential Building

Location: 1467 Clayton Street

City and County: San Francisco

Description of Nature and Purpose of Project: The approximately 1,934-square-foot project site is located at 1467 Clayton Street (Assessor's Block 2712, Lot 004A) between Corbett Avenue and Iron Alley, on an up-sloping lot. The proposed project would result in the demolition of an existing, approximately 684-square-foot single-family residence. As a result of the steeply sloped site, the existing house is situated up and back from Clayton Street. The existing building is a three-story wood frame house that is about 30 feet high and has no off-street parking spaces (see attached photograph).

Continued on Next Page

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Michael Kurtzman, (415) 641-1101

Exempt Status:
X Categorical Exemption [State CEQA Guidelines, Sections 15301(l)(1) and 15303(a)]

Remarks: Please See Reverse Side

Contact Person: Viktoriya Mass **Telephone:** (415) 558-5955

Date of Determination:
March 21, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:
Michael Kurtzman, Project Sponsor
Michael Smith, SW Quadrant, Planning Department
V. Byrd/Bulletin Board and Master Decision File
Exemption/Exclusion File
Bevan Dufty, District 8 Supervisor
Planning Commission
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Description of Nature and Purpose of Project (continued):

The existing building was constructed in 1908. The subject property is not located in any known historic district. Based on Carey & Co.'s report, dated November 17, 2005, there is no indication that any historical renowned people ever owned or lived on the subject property or that the subject property is associated with any significant events.[1] The existing building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources. Accordingly, the Planning Department has determined that the subject property is not an historical resource and the proposed project would not have an adverse effect on off-site historical resources.[2]

The proposed project would result in the construction of a new approximately 5,310-square-foot residential building in place of the existing single-family residence. The new building would have two 3-bedroom dwelling units and two off-street parking spaces. The ground floor would contain two independently accessible off-street parking spaces and mechanical space. The second through fifth floors would be used for the two residential units. The new building would be approximately 40 feet above the existing front grade with the ground level garage approximately 8 feet below existing front grade.

The project site is located on the south side of Clayton Street, in the block bounded by Corbett Avenue, Clayton Street and Iron Alley. The project site straddles the Castro/Upper Market and the Twin Peaks neighborhoods. The subject lot is with the RH-2 (House, Two-Family) use district and within a 40-X height and bulk district. The proposed project would require a mandatory Discretionary Review by the Planning Commission due to demolition of a residential structure (see San Francisco Planning Commission Resolution No. 16700).

Remarks:

California Environmental Quality Act (CEQA) State Guidelines Section 15301 (Class 1) provides an exemption for demolition and removal of individual small structures. Specifically, Section 15301(l)(1) exempts from environmental review demolition of one single-family residence. Additionally, CEQA State Guidelines Section 15303(b) (Class 3) exempts from environmental review construction of a duplex or similar multi-family residential structure totaling no more than six dwelling units in an urbanized area. The proposed project would result in the demolition of the existing single-family residence and construction of a two-unit residential building. Accordingly, the proposed project is appropriately exempt from environmental review under Class 1 and Class 3.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. Although the project site is steeply sloped, it is

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1 Carey & Co., *Historic Resource Evaluation Supplemental Information for 1467 Clayton Street*, November 17, 2005. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of File No. 20050621E.

2 Memorandum from Tina Tam, Preservation Technical Specialist, San Francisco Planning Department to Viktoriya Mass, Major Environmental Analysis, San Francisco Planning Department, November 29, 2005. (The Memorandum is attached to this Certificate of Determination).

suitable for the proposed construction.[3] Competent natural clay soils underlay the site at depth that will necessitate a drilled pier foundation system. As with most upslope lots in San Francisco, limited underpinning and temporary shoring will be required during the excavation operations to safely develop the property. The subject property is not an historical resource; therefore its demolition would not result in a significant impact on historical resources under CEQA.

Conclusion:

CEQA State Guidelines Sections 15031(l)(1) and 15303(a) exempt from environmental review demolition of a single-family residence and construction of a two-family residence, respectively. The proposed project would result in the demolition of a single-family residence and construction of a two-family residence and, therefore, is appropriately exempt from environmental review under Class 1 and Class 3. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

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[3] Harold Lewis & Associates Geotechnical Consultants, Letter regarding Soil and Foundation Engineering for 1467 Clayton Street, March 16, 2006. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of File No. 20050621E.

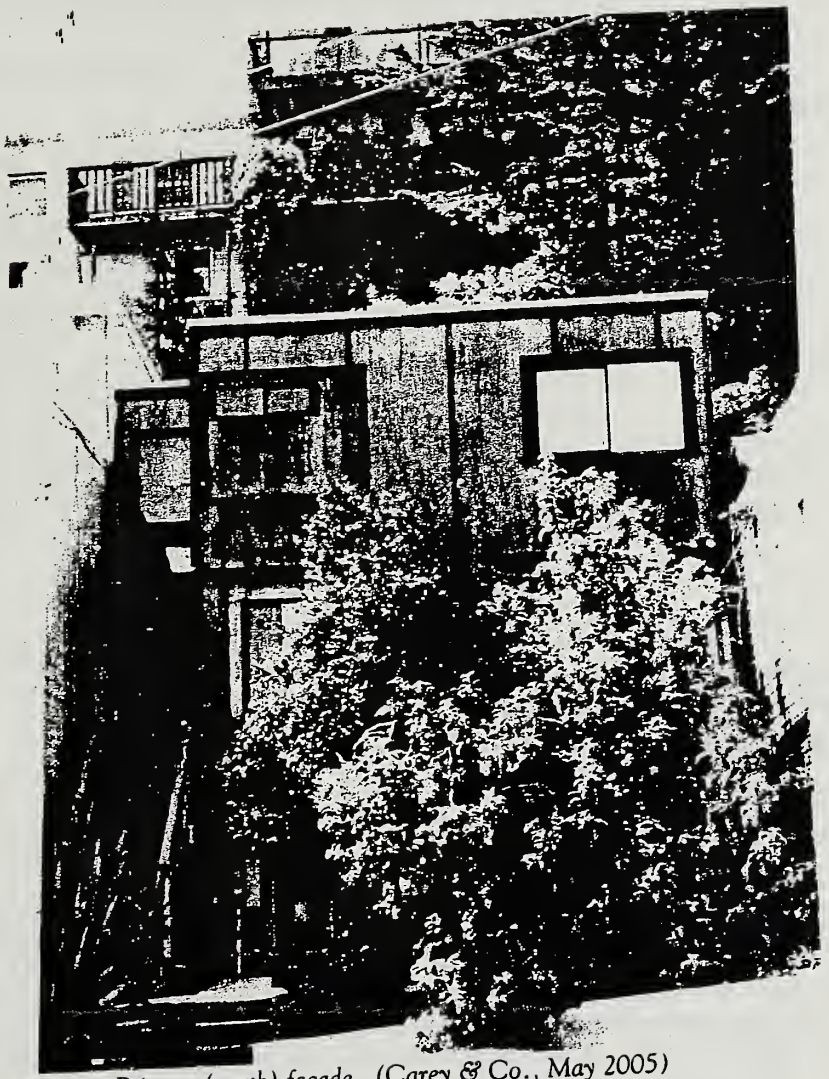

Fig. 1. Primary (north) façade. (Carey & Co., May 2005)

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MEMORANDUM: Historic Resource Evaluation Response

MEA Contact: Viktoriya Mass

Project Address:
Street No. and Name: 1467 Clayton Street
Block: Lot: 2712/004A
Case No.: 2005.0621E
Date of Review: November 29, 2005

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

Preparer / Consultant
Name: Richard Brandi
Company: Carey & Co., Inc.
Address: 460 Bush Street
San Francisco, CA 94108
Phone: (415) 348-8145
Fax: (415) 348-8447
Email:

Owner
Name: J. Michael Phelps, Larry Brodkin, and David Walton
Company:
Address: 1467 Clayton Street
San Francisco, CA 94114
Phone: (415) 269-5848
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing three-story single-family dwelling, constructed in 1908, and construct a new five-story, two-family dwelling.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
None

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property is believed to not be an historic resource so there is no period of significance. The building is not located in any known historic district. Based upon Carey & Co.'s report, dated November 17, 2005, there is no indication that any historical renowned people ever owned or lived on the subject property or that the subject property is associated with any significant events. The building appears to be in relatively poor condition and does not have extraordinary qualities that merit special consideration under the architecture criteria for listing on the California Register of Historical Resources.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting,**	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling,**	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association.**	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: The subject property is believed to not be an historic resource, so there are no integrity issues. Based upon the report prepared by Carey & Co. and judging by the photographs submitted, the subject building does not exhibits any of the architectural characteristics consistent with any of the main styles of either the Late Nineteenth and Early Twentieth Century Revivals period (1890 – 1940) or the Edwardian period (1901-1910). Based upon old Sanborn Maps and building permit records, it is clear that 1467 Clayton Street as it appears today is not how it was originally constructed. 1467 Clayton was originally constructed as a one-story-over-basement building but over time, was expanded into a two-story-over-basement building. It is likely the building also had a centered gable roof and was clad with wood shingles. 1467 Clayton currently has a flat roof at the front and is clad with textured plywood. The installation of aluminum windows at the front also contributes to the loss of character.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present
(Go to 6. below)

☐ Historical Resource Present
(Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 11-30-05

Mark Luellen, Preservation Coordinator

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0735E: Demolition of a Single-Family Dwelling and Construction of Two New Single-Family Buildings
Location: 52 & 64 Prentiss Street, west side between Bernal Heights Boulevard and Chapman Street; Assessor's Block/Lots: 5628/016 & 017
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would include two adjoining lots, Lot 016 (a vacant approximately 1,750-square-foot lot, 52 Prentiss Street) and 017 (approximately 1,750-square-foot lot with an existing single-family residence at 64 Prentiss Street) in Assessor's Block 5628. The project would consist of demolition of the existing approximately 2,740-square-foot, approximately 26-foot high, one-story-over-basement single-family house at 64 Prentiss Street on Lot 017, and new construction of two single-family residences, one on each lot.

(Continued on second page)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Helmina Kim, Project Architect, Toby Long Design, (415) 905-9030

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section(s) 15301(l)(1) and 15303(a); Class Number(s): 1 and 3].

REMARKS: (See second page.)

Contact Person: Irene Nishimura Telephone: (415) 558-5967

Date of Determination:
March 21, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

c: Shannon Engelbrecht, Property Owner and Project Sponsor
Helmina Kim, Project Architect, Toby Long Design
Jonathan Purvis, Planner, Southeast Quadrant Neighborhood Planning Team
Mathew Snyder, Historic Preservation Technical Specialist
Supervisor Tom Ammiano, District 9
Sue Hestor, Attorney
Bernal Heights Neighborhood Organizations
Historic Resources Mailing List
V. Byrd/M.D.F./Exemption/Exclusion File

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Description of Nature and Purpose of Project (continued):

The single-family residence, which would be constructed after demolition of the existing dwelling on Lot 017, 64 Prentiss Street, would be set back about 10-1/2 feet from the front property line, and would be approximately 2,400 square feet and about 30 feet tall, and would consist of two stories over a partial below-grade, two-car garage. The single-family dwelling that would be constructed on Lot 016 would also be set back about 10-1/2 feet from the front property line, and would be approximately 2,150 square feet and about 28 feet high, and would be two stories over a below-grade, two-car garage. Excavation of the project lots would be required to construct the two buildings' foundation, the below-grade garages and rear retaining walls.

The project site (Lots 016 & 017 in Assessor's Block 5628) is within an RH-1 (Residential, House, Single-Family) District, a 40-X Height and Bulk District, and the Bernal Heights Special Use District (SUD). The proposed demolition of the single-family house would require a mandatory Discretionary Review (DR) process as per the Planning Commission's policy on residential demolition.

Remarks:

The proposed project includes demolition of the existing single-family house, which was constructed in 1911. The Planning Department Historic Preservation Technical Specialist reviewed building records and photographs of the house, and determined that the building does not meet the California Register criteria of significance as an historical architectural resource (see attached Memorandum: Historic Resource Evaluation Response, dated February 6, 2006, prepared by Mathew Snyder, Historic Preservation Technical Specialist). The building has undergone several alterations, of which one, the cladding of the building with inexpensive sheet siding in 1961, resulted in a major character change of the building. Its original construction does not appear to have been in any formal architectural design style, and any character-defining features of the building appear to have been lost by the inappropriate 1961 alteration. In addition, no significant historical person or event is associated with the building. Hence, the building has been determined not to be an historical architectural resource under CEQA.

The proposed project would include soils disturbance and excavation of the project site. The Planning Department's archeological resources staff reviewed the project plans and geotechnical report for the project site (prepared by Consolidated Engineering Laboratories, dated November 2, 2004) to determine the potential effects on archeological resources.[1] The two proposed single-family structures would be supported on drilled piers and grade beam foundations. The project would require excavation of the two lots to a depth of about 8 feet for the construction of the proposed garages, foundations, and rear retaining walls. About another five feet depth of excavation would be needed for the piers, which would be drilled until bedrock is reached. According to test borings of the project site, bedrock underlies the project site at various strata that range from 4.5 feet below ground surface (bsf) to about 14.5 feet bsf. Thus, the total depth of soils disturbance would range from 4.5 feet to 14.5 feet deep.

[1] Memorandum, dated March 6, 2006, Topic: Archeological sensitivity, Project: 2005.0735 – 52 & 64 Prentiss Street, prepared by Randall Dean/Michael Jacinto. As part of the docket for Case No. 2005.0735E, a copy of this document is available for review by appointment at the San Francisco Planning Department, 1660 Mission Street, 5th Floor.

Archeological sites have not been recorded on the project site or in its vicinity. Given that the project site has been disturbed previously, and that prehistoric deposits are unlikely to be found on the project site, the project would not adversely affect CEQA-significant archeological resources.

CEQA Guidelines Section 15301(l)(1), or Class 1, allows for exemption from environmental review projects that would consist of demolition of up to three single-family residences in urbanized areas. The proposed project would involve demolition of a single-family dwelling in an urbanized area. Hence, the project would be categorically exempt under Class 1.

In addition, CEQA Guidelines Section 15303(a), or Class 3, allows an exemption from environmental review for a project that consists of new construction of up to three single-family residences in an urbanized area. The proposed project would involve construction of two single-family buildings within an RH-1 (Residential, House, Single-Family) District, in Bernal Heights, an urbanized area. Therefore, the proposed project would be categorically exempt under Class 3.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: **Joy Navarrete**

Project Address: **64 Prentiss Street**
Block: 5628 Lot: 017
Case No.: 2005.0735E
Date of Review: February 6, 2006

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: Toby Long
Company: Toby Long Design
Address: 665 3rd St., No 400, 94107
Phone: 415.905.9030
Fax: 415.905.9035
Email:

Owner
Name: Shannon Engelbrunt
Company:
Address: 807 Bayswater Avenue, Burlingame 94010
Phone: 650.548.5184
Fax: 650.548.5184
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the house and construct a new single-family house.

Pre-Existing Historic Rating / Survey
The project is not included in any historic surveys or ratings.

Historic District / Neighborhood Context
The subject property is not within a known historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: *The subject building was constructed in 1911, but has had major character changing alterations over the years, including being improved with inexpensive sheet siding in 1961. The project sponsor provided a list of all of the known owners of the property and conducted a research at the San Francisco Main Library History Center, the Assessor's Office and other resources; no information about the owners of the property or the property itself indicated that the property was associated with any significant historic events or persons. The property does not appear to have been designed in any formal style and any character defining features appear to have been lost by the inappropriate 1961 alteration.*

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: *As noted above, the property appears to have lost its integrity.*

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

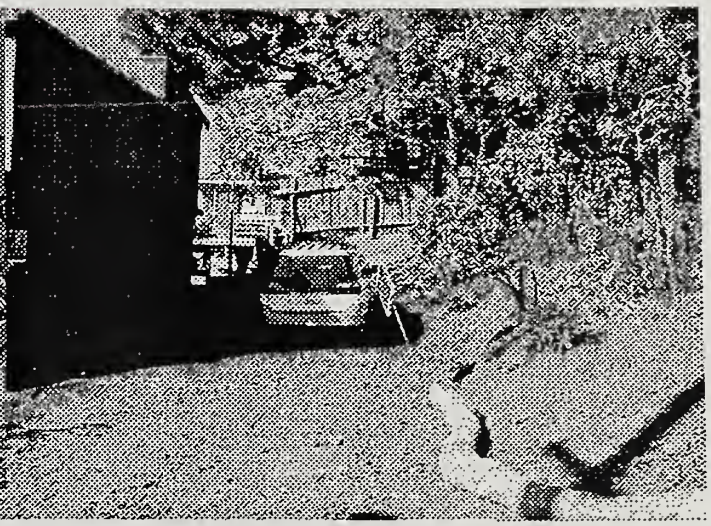
☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature _____ Date 2-7-06
Mark Luellen, Preservation Coordinator

cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Jon Purvis, Southeast Quadrant

64 PRENTISS STREET- SUBJECT PROPERTY



52 PRENTISS STREET·

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title:	2006.0242E – 725 Pine Street
Project Location:	725 Pine Street
Assessor's Block and Lot:	Block 0272/Lot 001C
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project entails the conversion of an existing commercial hotel to residential use. The three-story building was constructed in 1920 and is located on the south side of Pine Street between Stockton and Powell Streets. The building has no parking, and no off-street parking spaces would be provided under the proposed project. No exterior modification of the building is proposed. The proposed project involves conversion of the existing 20 hotel rooms and the hotel office and guest lounge to 22 residential condominiums. There is a small retail grocery store on the site which would not be affected by the proposed project. The 5,000-square foot project site is zoned RM-4 (Residential, Mixed, High-Density) and is in the Nob Hill Special Use District and the 65-A height and bulk district. The proposed project would require approval of a subdivision map by the Department of Public Works and approval of a variance from open space and parking requirements.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Ilene Dick, Gladstone & Associates: (415) 434-9500

EXEMPT STATUS:
X Categorical Exemption, Class 1 and Class 32 [State CEQA Guidelines Sections 15301(a) and 15332]

REMARKS: (See second page.)

Contact Person:	Sarah Jones	Telephone:	558-5976

Date of Determination:

March 24, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Ilene Dick, Project Sponsor
Historic Preservation List
Bulletin Board
M.D.F.
Exemption/Exclusion File

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REMARKS: (Continued)

The existing hotel was constructed in 1920 and extensively renovated in the late 1980s. It has 20 rooms, each of which has a small kitchenette. Under the proposed project, these rooms would be converted to individual residential condominium units, and the existing hotel guest lounge and office would also be converted into similar condominium units, for a total of 22 residential units. The building, which has the historic name MacMaster Apartments, was included in the Tenderloin Survey. The property is located in the Lower Nob Hill Apartment Hotel District and has a National Register Status Code of 6X, determined ineligible for the National Register by the Keeper. In addition, the proposed modifications are entirely on the interior of the building and are therefore consistent with the Secretary of the Interior's *Standards for Historic Preservation*, eliminating any potential for the proposed project to cause a substantial adverse change in the significance of an historic resource.

CEQA Guidelines Section 15301(a), or Class 1(a), provides for an exemption from environmental review for repair, maintenance, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed project would include interior upgrades to the building systems and room interiors and minor upgrading of the existing kitchenettes. Some additional modifications would be needed to convert the existing lounge and office into residential units. The proposed project involves no expansion in the size or use of the existing building, and therefore, meets the criteria for exemption under Class 1.

Additionally, CEQA Guidelines Section 15332, or Class 32, provides for an exemption for an infill development project meeting various conditions, described below:

a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.*

The site is within an RM-4 zoning district and the Nob Hill Special Use District (SUD), where dwellings are a permitted use. The existing hotel use is a legal nonconforming use; without cooking facilities in the rooms the hotel would be allowed with a conditional use permit in the Nob Hill SUD. The proposed project would bring the use on the site into conformity with the allowable uses in the zoning district. Per the *San Francisco Planning Code* Section 209.1, the maximum dwelling unit density in the RM-4 district is 1 unit per 200 square feet of lot area. The lot area is 5,000 square feet, which would allow 25 units on the site. The proposed 22 units are therefore consistent with the density requirements. The project sponsor will seek variances from the open space and parking requirements in the RM-4 district.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The project site is within a densely developed area of San Francisco, and is approximately 0.11 acres in size. Thus, the proposed project would be characterized as in-fill development surrounded by urban uses.

c) *The project site has no habitat for endangered, rare or threatened species.*

There are existing buildings on the project site, which is within a developed area of the City and does not provide habitat for any rare or endangered plant or animal species. No other important biological resources are likely since humans have used the site for over 100 years.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

According to the San Francisco Planning Department's Transportation Impact Analysis Guidelines the existing hotel use generates 140 daily trips and 14 p.m. peak-hour trips. In contrast, the proposed new residential use is projected to generate 165 daily trips and 29 p.m. peak-hour trips. In Census Tract 119, where the project site is located, 48% of trips are pedestrian trips. The proposed new use would generate 29 vehicle trips per day, five of which would occur during the p.m. peak hour. Given the urban setting of the project area, the proposed project would generate a minimal increase to existing traffic at local intersections. In addition, since there is no parking on the site the trips would be dissipated to and from parking facilities in the surrounding area.

The proposed project would generate a parking demand for about 24 parking spaces. As set forth in the Planning Code Section 152 and Table 151, in an RM-4 District the residential parking requirement is one space per unit, or 22 parking spaces for the proposed 22 units. The proposed project would include no off-street parking spaces. The San Francisco Planning Department does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

The project site is served by multiple MUNI bus lines. According to the calculations of the Transportation Impact Guidelines, there would be about 52 daily person-trips by transit, nine of which would occur during the p.m. peak hour. These trips would have a minimal effect on transit services in the area given the large number of transit routes serving the site.

Noise
An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The proposed construction could generate noise that may be considered an annoyance by occupants of nearby properties, but because construction noise is regulated and is temporary and intermittent, and the construction would occur on the interior of the building, the proposed project would not be expected to result in a significant impact with respect to noise. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

Air Quality
The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Construction activity would temporarily raise dust levels in the area, but not to a level that would have significant impacts upon air quality. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality
The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

e) *The site can be adequately served by all required utilities and public services.*

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0132E

Location: 75 Sea Cliff Avenue (Assessor's Block 1303, Lot 014)

City and County: San Francisco

Description of Nature and Purpose of Project: The originally proposed project included the conversion of an existing one-car garage to a family room; and construction of a vertical addition above it for a new bedroom, and two new decks accessible from the third floor of a 4,448-square-foot (sf) single-family residence. The project was modified pursuant to comments from the Planning Department staff Preservation Technical Specialist in order to comply with the Secretary of the Interior's Standards. The revised project differs from the original proposal in that it would create one deck at the third floor level. The project would result in the removal of one of two single-car garages and one driveway and curb cut, resulting in one off-street parking space and one additional on-street parking space. The project would result in a 4,651-sf single-family residence, and no change to the roughly 30-foot height of the home. The existing building on the project site was constructed 1913; and has been determined to be an historical resource pursuant to the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation). The 4,000-sf project site (Assessor's Block 1303, Lot 014) is located next to the west corner of the small block bounded also by 26th Avenue, 25th Avenue, and Scenic Way, in the Sea Cliff neighborhood of San Francisco. The site is zoned RH-1(D) (Residential, House, One-Family Detached) District and 40-X height and bulk district.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Glenda Flaim (415) 674-5554, Butler Armsden Architects for Fred and Michelle Molfino

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(e)(1)]

REMARKS: See reverse side.

Contact Person: Leigh Kienker Telephone: (415) 558-5970

Date of Determination:
March 28, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Glenda Flaim, Project Architect
Project Sponsor
Historic Distribution list
V. Byrd/Bulletin Board, M.D.F.
Exemption/Exclusion File

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REMARKS (continued from previous page):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is an historical resource as defined by CEQA. The existing structure on the project site is a three-story house, constructed in 1913. The building retains its integrity and may contribute to a potential district or significant context associated with the post 1906 earthquake reconstruction period, and, thus, would be considered an historical resource pursuant to CEQA.[1]

A Planning Department staff Preservation Technical Specialist evaluated the proposed project, and the project architect adopted recommendations for project modifications, in order to meet the Secretary of the Interior's Standards. The project includes conversion of a garage to a family room with a vertical addition above it. With design modifications, in order to have the addition remain below the existing home eave line, the height of the addition was lowered and a deck originally proposed above it was removed from the project. The garage is not original to the home, so the conversion of the frontage-facing garage door to a window opening would not alter significant character-defining features of the home. A single third floor deck addition, as modified from the two decks originally proposed, minimizes the project effect on the roofline. Finish treatments proposed would not compete with or detract from the historic building fabric. These alterations would not result in a significant adverse effect on an historical resource.[2] Hence, the project may be found to be exempt from environmental review if other criteria are satisfied.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(e)(1), or Class 1(e)(1), provides an exemption from environmental review for small additions to existing structures, provided the addition would not result in a 50% or greater addition to the total floor area, or 2,500-sf, whichever is less. The proposed project would result in the addition of 345-sf of enclosed living area and 90-sf of deck area, for a total of 435-sf, or 10% of the existing home's total square footage, and therefore would be exempt under Class 1(e)(1).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The structure on the project site is an historical resource under CEQA. The existing historic building fabric would not be materially impaired by the project. The project would result in a sympathetic addition, with the property retaining the ability to qualify as an historical resource eligible for the California Register, including as contributory to a potential district or significant context. The Planning Department Preservation Technical Specialists have reviewed the existing conditions and proposed project and have identified no potentially significant impact associated with the project as modified. The project would be exempt under the above-cited classification.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Planning Department, Memorandum: Historic Resource Evaluation Response from Tina Tam, Preservation Technical Specialist, to Leigh Kienker, Major Environmental Analysis. March 15, 2006.

[2] Ibid.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Leigh Kienker

Project Address: 75 Sea Cliff Avenue
Block: Lot: 1303/14
Case No.: 2006.0132E
Date of Review: March 15, 2006

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

Preparer / Consultant
Name:
Company:
Address
Phone:
Fax:
Email:

Owner
Name: Fred and Michelle Molf
Company:
Address: 75 Sea Cliff Ave.
Phone:
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description: The project is to (1) convert the existing one-car garage on western portion of the property into an enlarged family room, (2) construct a new vertical addition on top for a new bedroom on the second floor, and (3) construct two new decks on the third floor accessible from the existing office. The subject property is in an RH-1(D) (Residential, House, Single-Family, Detached) District and a 40-X Height and Bulk District.

Pre-Existing Historic Rating / Survey:
None

Historic District / Neighborhood Context:
None

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☐No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1906-1913

Notes: This property is associated with the reconstruction period after the City's 1906 earthquake.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting**,	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling**,	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association**.	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)
☒ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 3-17-06
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

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MEMORANDUM

TO: **Leigh Kienker, Major Environmental Analysis**

FROM: **Tina Tam, Preservation Technical Specialist**

RE: Secretary of the Interior Standards Review
75 Sea Cliff Avenue

The following is a review and analysis of the proposed project in accordance to these standards:

Standard No. 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

There is no change to the use of the property. The use of the property will remain as a single-family residential dwelling.

Standard No. 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Given that the garage was a later addition to the property, the proposed alteration to convert the existing garage into an extended family room and construct a new vertical addition on top will not affect the significant character-defining historic features of the property. The subject dwelling will retain its original setting and continue to have the same setback from the front property line. While the proposed vertical addition will be visible from the street, it is shorter in height than and will not compete visually with the existing central tower, a dominant feature for this Tudor style residence. In fact, the proposed addition will not even exceed the height of the adjacent existing eave line. The proposed vertical addition is also setback more than five feet from the front building wall.

Standard No. 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Other than to remove the garage entrance and replace it with new windows and construct a new addition on top, there are no conjectural features or elements from other historic properties being added to the property. All new features proposed will be minor additions and will not significantly alter the building's integrity or diminish its historic fabric.

Standard No. 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The proposal is to retain and preserve the existing dwelling.

Standard No. 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Most of the existing dwelling will remain intact. Except for minor alteration to the existing roof, the proposed elevations show no change to original front façade. The new addition occurs only to the non-original portion of the building.

Standard No. 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The addition will be clad with stucco with random broken coursed ashlars. The proportions of the new windows as well as the decorative trim will be consistent yet distinguishable from the existing condition on the property.

Standard No. 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

There are no damaging treatments proposed.

Standard No. 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

There is no evidence of archeological resources on the site.

Standard No. 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new addition will have a flat roof to both mitigate for any potential visual impacts as well as to be consistent with the existing flat roof form on the central tower at the front of the building. While the new addition will have a modern interpretation of the Tudor style detailing and design, the addition is compatible with the materials, massing, and scale of the property. Furthermore, the new landscape at the front, in place of the driveway, will help screen the proposed changes to the front of the building.

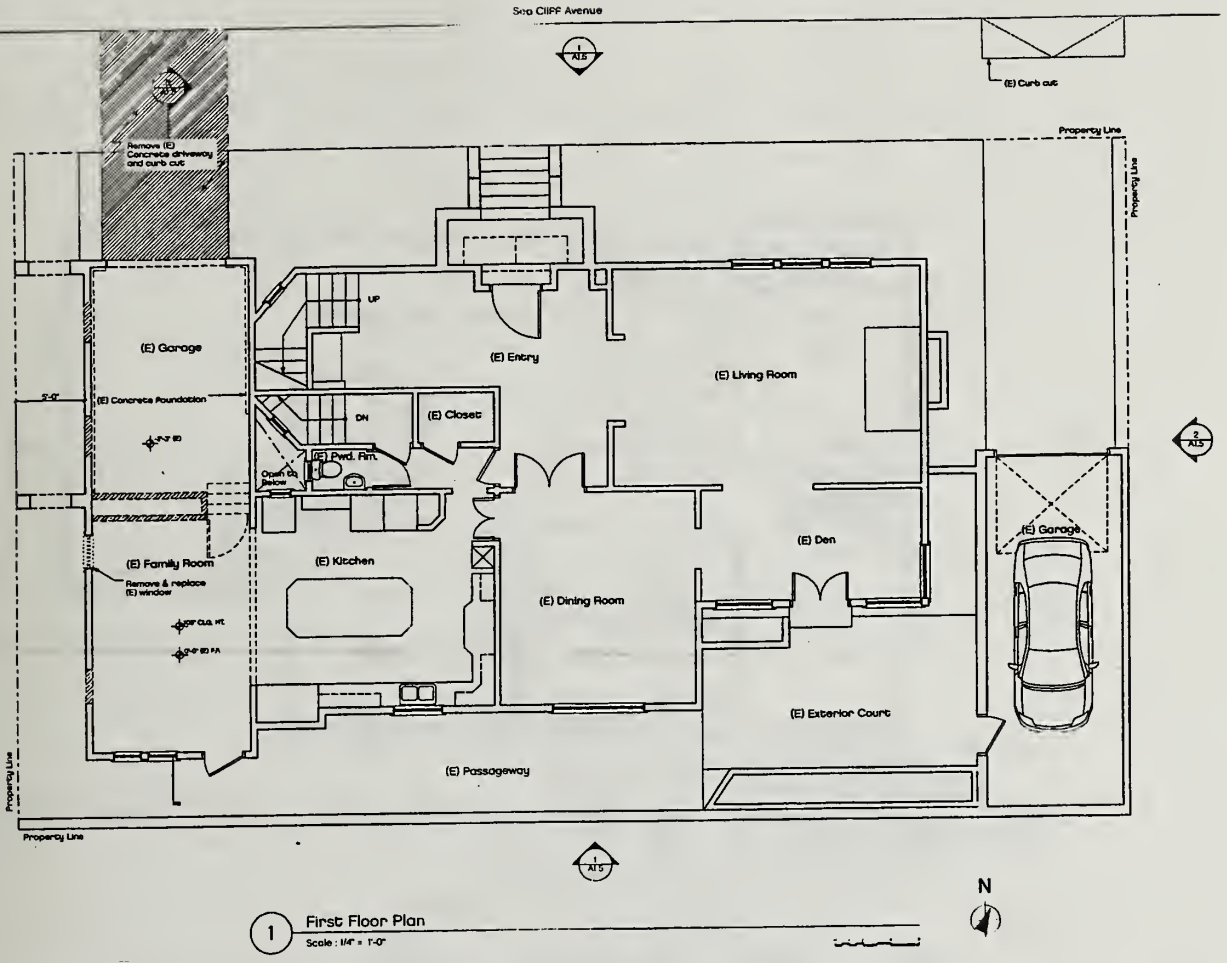
Standard No. 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed alteration and new addition located will not substantially impair the essential form and integrity of the historic property and its environment. As discussed in this report, there are no significant negative impacts to the character-defining features of the property as a result of this project.

Conclusion

The proposed project will update and expand the existing dwelling and add habitable spaces on the property while preserving the portions or features that convey its historical and architectural significance. The impacts resulting from the changes are minimal and will not significantly affect the integrity of the property. The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association. Since the proposed project will possess almost all of these aspects, Staff believes the project is consistent with the Secretary of the Interior's Standards for Rehabilitation. The changes that will occur to the site will not significantly alter the building's integrity or diminish its historic fabric. Hence, subsequent to the completion of the project as proposed and described in this report, the property will still qualify to be eligible as an historical resource for listing in the California Register.

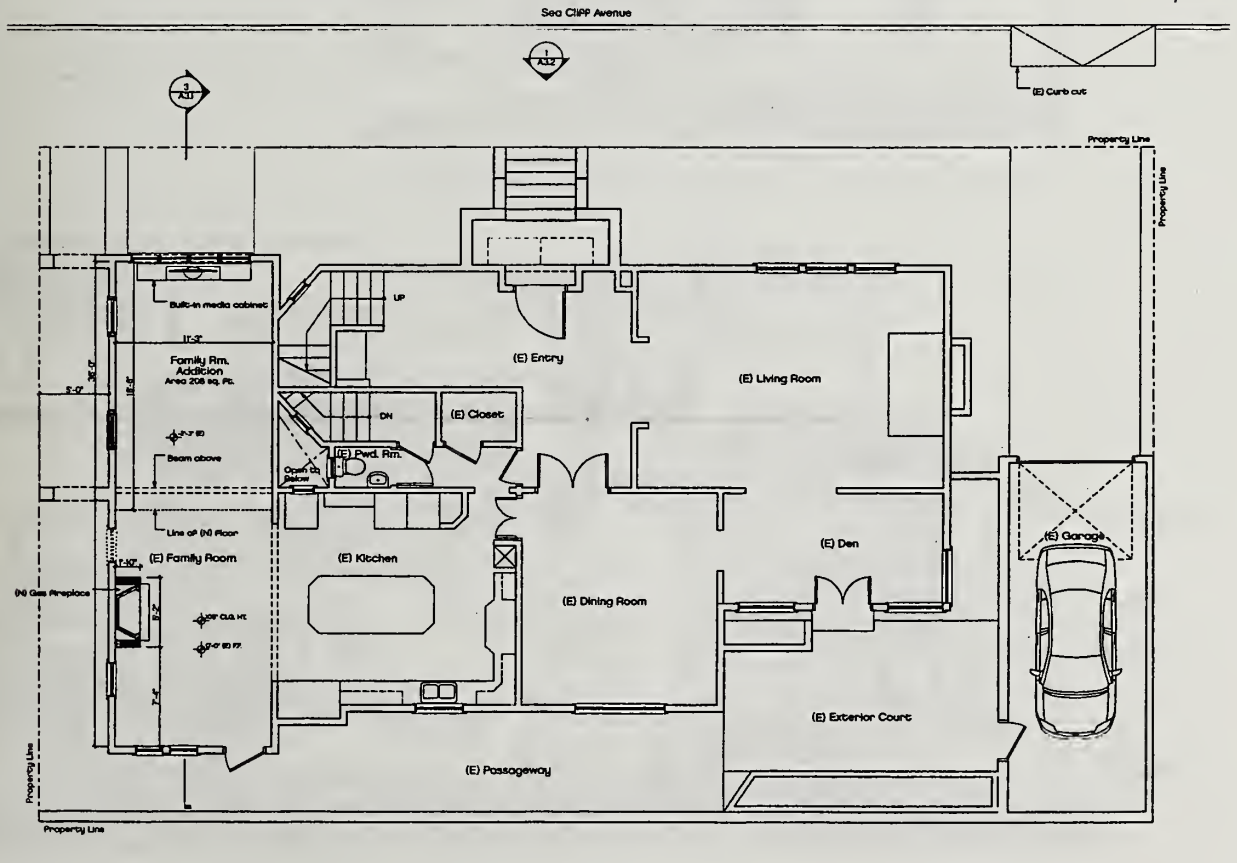
G:\TBT\historic\75 Sea Cliff Avenue.doc



1 First Floor Plan

Scale : 1/4" = 1'-0"

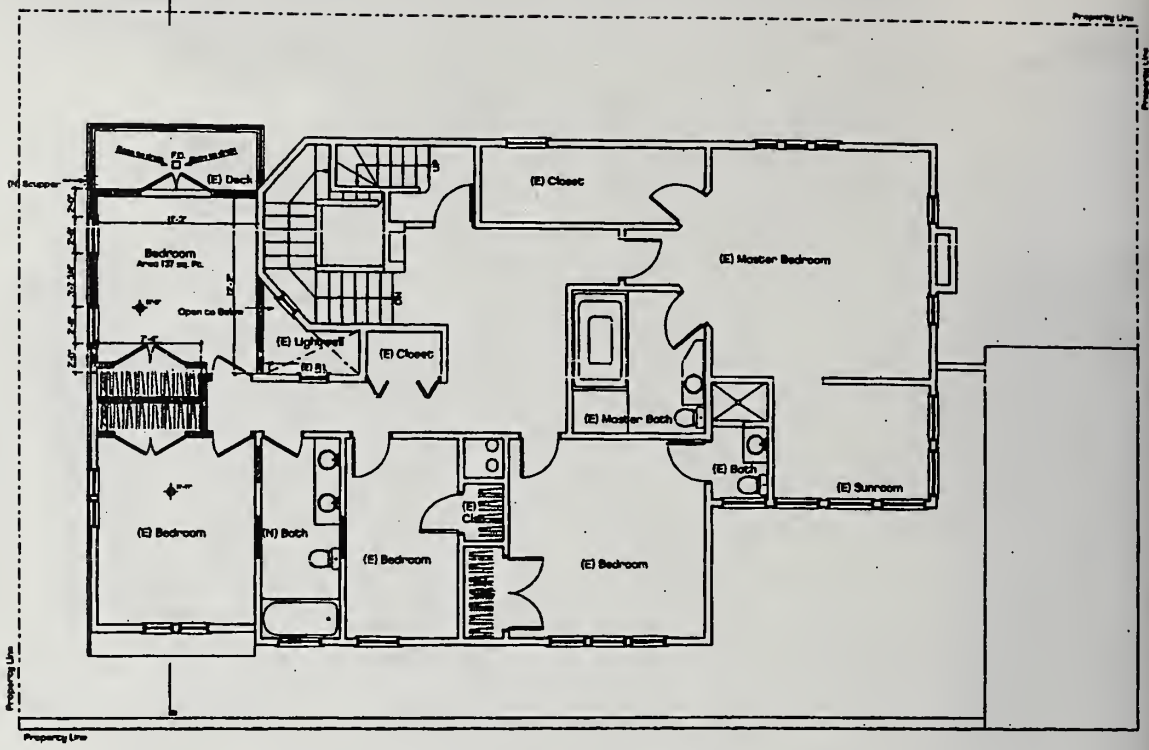
N



1 Proposed First Floor Plan

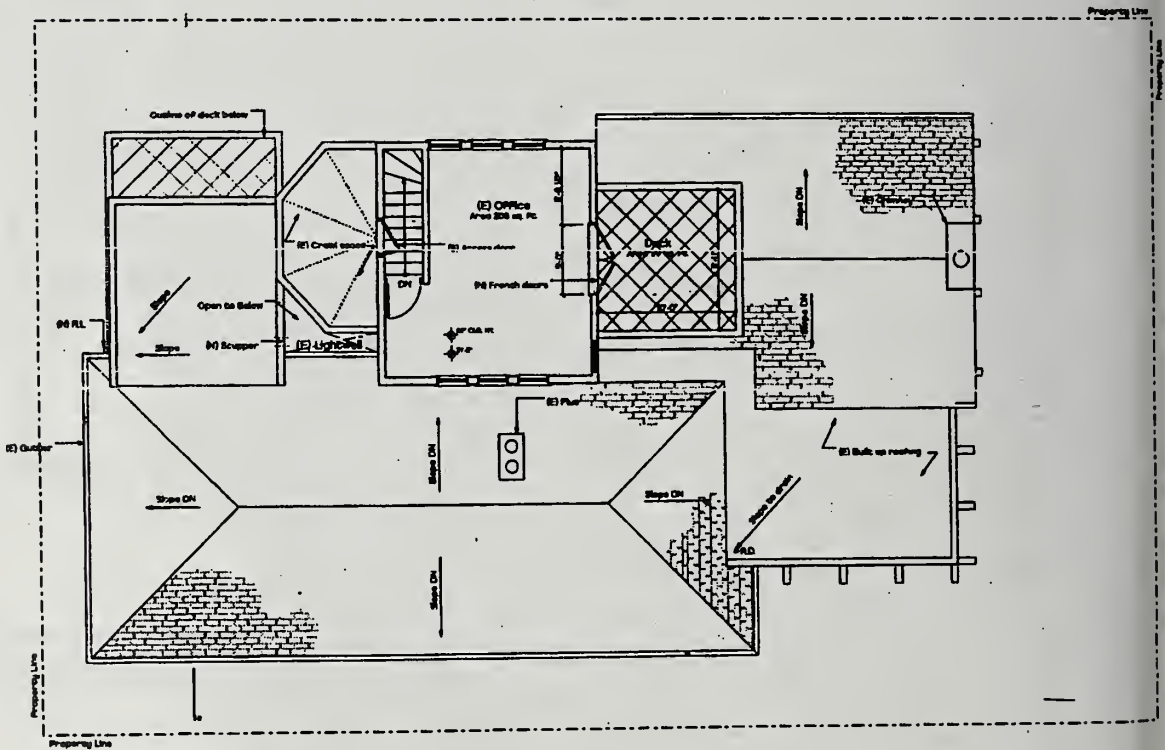
Scale : 1/4" = 1'-0"

N

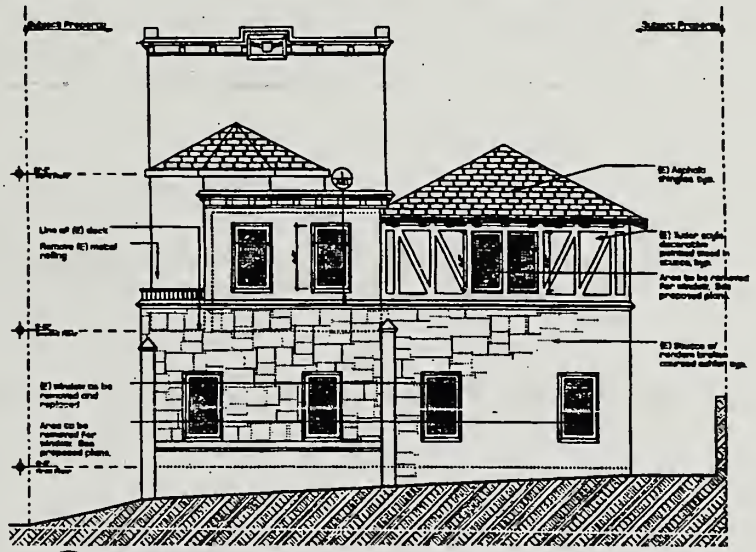


1 Proposed Second Floor Plan

Scale : 1/4" = 1'-0"



1 Proposed Third Floor Plan



1 West Elevation

Scale : 1/8" = 1'-0"

2 North Elevation

Scale : 1/8" = 1'-0"

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CERTIFICATE OF DETERMINATION OF EXEMPTION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1341E: Conversion of Office Uses to 50 Dwelling Units and Addition of 32 Parking Spaces

Location: 715-721 Market Street, south side between 3rd and 4th streets, Assessor's Block: 3706, Lots 063 and 064.

City and County: San Francisco

Description of Nature and Purpose of Project: See second page.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Tuija Catalano, Attorney, Reuben & Junius, LLP, (415) 567-9000; representing Portland-Pacific Market, LLC.

EXEMPT STATUS:
X Categorical Exemption State CEQA Guidelines, Section(s) 15301(a) and (e), and 15332; Class Numbers 1(a) and (e), and 32.

REMARKS: See second page.

Contact Person: Irene Nishimura Telephone: 558-5967

Date of Determination:

March 28, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

c: Christopher Zupsic, Portland-Pacific Market LLC
Tuija Catalano, Project Counsel, Reuben & Junius, LLP
Kelley Amdur, Northeast Neighborhood Planning Team
Joshua Switsky, Citywide Policy
Planning Commission
Supervisor Chris Daly, District 6
Sue Hestor, Attorney
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Description of Nature and Purpose of Project: The proposed project is a revision of a previous project to convert approximately 58,200 square feet of office use and general commercial use within two existing, adjoining, two-story- with-mezzanine buildings at 715 and 721 Market Street to 45 dwelling units. The revised project would increase the proposed number of dwelling units by five, for a total of 50 dwelling units within a smaller floor area of approximately 53,700 square feet, which is about 4,500 square feet less than the original project proposal. The previously proposed project was determined to be categorically exempt from CEQA review under CEQA Guidelines, Sections 15301(a) and (e), and 15332 (see attached copy of the Certificate of Determination of Exemption/Exclusion from Environmental Review, dated and issued on April 25, 2005). The revised project also would be required to include six units of affordable housing as defined and required under Planning Code Section 315, et. Seq.

In addition, up to 32 parking spaces would be added to the existing 13 spaces in the basement level, for a total of 45 off-street parking spaces within the existing basement level and at the rear portion of the first story. In order to accommodate the proposed additional 32 parking spaces, the basement level garage area would be extended into the existing basement level and the rear portion of the first story of the 715 Market Street building, and a mechanical automobile-stacker system would be installed. The total parking area would be approximately 9,500 square feet. Access to the parking garage would be on Stevenson Street.

As described in the April 2005-issued Certificate of Determination of Exemption from Environmental Review for the original proposed project, the revised project would include the merging of Lot 064 (715-719 Market Street, a through-lot to Stevenson Street) and Lot 063 (721 Market Street) into one lot, for a total lot area of approximately 13,100 square feet. The upper stories and mezzanines of the existing adjoining buildings on both lots are proposed for conversion to residential use. In addition, approximately 5,340 square feet of basement level and ground floor office space would be retained, and the existing, approximately 4,000-square-foot ground floor retail space would remain. Around 60 percent of the office space in the two buildings has been vacant for at most three years.

The 715-719 Market Street building was constructed in 1906, and underwent subsequent remodeling over the past sixty-five years. It is not included in any federal, State or City historical architecture resources list or survey, nor given any rating by any of these government entities. The Foundation for San Francisco's Architectural Heritage has rated it C, on a scale of A to D (A is the top rating). The 721 Market Street building was constructed in 1907. It is an Unrated – Category V building in the C-3 District, and is not included in any federal or State historical architecture resource list or survey. The Foundation for San Francisco's Architectural Heritage also has rated it C.

As with the original project proposal, the two buildings' facades would not undergo any design change. Only minor façade/exterior work would be performed, such as installation of a new building address on the facade, new signs, façade touch-up, etc.

REMARKS:
California Environmental Quality Act (CEQA) Guidelines Section 15301(a) or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and the restoration or rehabilitation of damaged structures to meet current standards of public health and safety. The proposed project would include interior alterations of two existing adjoining buildings as discussed above, and would not result in an increase in gross square footage. Therefore, the proposed project would be exempt under Class 1(a).

In addition, CEQA Guidelines Section 15301(e) provides for exemption from environmental review projects that would add up to 10,000 square feet of floor area to an existing building if the project if the project would be in an area where all public services and facilities are available, and the project area is not environmentally sensitive. This section is appropriately applied to the proposed change of use because

the occupancy of the proposed residential use would be comparable to the occupancy of the existing office use if the building were to be expanded by 10,000 square feet under Section 15301(e). The existing office space proposed for conversion has a maximum occupancy of 582 persons, based on the San Francisco Building Code, occupant load factor. If the existing use were to expand by 10,000 square feet, the number of employees and visitors would increase by about 100 occupants. The occupant load for residential use in the same space would be one-third of that for the existing office use, or 194 persons. Therefore, the proposed project would be comparable to a project exempt under Class 1(e).

Additionally, CEQA Guidelines Section 15332, or Class 32, provides an exemption of an in-fill development meeting various conditions, described below:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations

The proposed conversion of office and general commercial uses to a residential project is consistent with the C-3-R (Downtown Commercial Retail) District. The maximum density ratio in the C-3 District is one dwelling unit for each 125 square feet of lot area as per San Francisco Planning Code Section 125(a), which would allow for up to 105 dwelling units for the 13,100 square foot lot. The proposed project's density of 50 dwelling units would be well under the allowable maximum number of dwelling units.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is within a highly developed area of San Francisco, and within a densely developed C-3-R District. Thus, the proposed project would be characterized as an in-fill development surrounded by urban uses. The project site totals about 13,100 square feet, or about one-third acre.

c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is within an intensively developed urban area, is completely covered by the existing buildings, and has no value as habitat for endangered, rare or threatened species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic: The proposed project would include 23 two-bedroom units, eight one-bedroom units, and 19 studio units, for a total of 50 dwelling units. Applying the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review*, October 2002, the proposed 50 dwelling units with about 4,050 sq. ft. of retail space and about 5,400 sq. ft. of office space would generate a total of about 234 daily vehicle-trips, of which about 32 vehicle-trips are estimated to occur during the P.M. peak-hour. About 21 of the P.M. peak-hour vehicle trips would be attributed to the residential use of the project, the retail use would generate about eight vehicle trips during the P.M. peak-hour, and the office use would generate about two vehicle trips during the P.M. peak-hour. If the existing office spaces were in full operation, along with the existing retail spaces which are fully in operation, an estimated 293 daily vehicle-trips would be generated; and of those vehicle-trips, about 30 would occur during the P.M. peak hour. Hence, there would be a very slight increase in area traffic from the proposed project.

The proposed project's residential, office and retail uses would create a parking demand for about 81 parking spaces, compared to a demand for about 74 parking spaces for the existing office, commercial and retail uses, which would be a difference of seven additional spaces between the existing parking

demand condition and the project's parking demand. The proposed project would include 45 parking spaces, which would result in a 36-space deficit when the project is occupied.
San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking spaces at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the transportation analysis, as well as in the associated air quality and noise analyses, reasonably addresses potential secondary effect. In addition, the project site is located in an area well served by local and regional public transit services.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes, and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of the proposed development would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based upon the minimum size projects, which the BAAQMD considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. For residential projects, the threshold is 510 units. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

e) The site can be adequately served by all required utilities and public services.

The project would be in an area where all utilities and services are provided, and no need for any expansion of public utilities or public service facilities would be required.

Since the proposed project meets the above conditions as an in-fill development that would have no significant environmental effects, the proposed project would be considered exempt as a Class 32 project.

Lastly, CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

For the above reasons, the proposed project is appropriately exempt from environmental review as a Class 1 and Class 32 project, pursuant to CEQA Guidelines Sections 15301(a) and (e), and 15332.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

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CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

/06

DOCUMENTS DEPT.

APR 10 2006

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PUBLIC LIBRARY

Project Title:	2005.0493E: 828 Francisco Street
Location:	828 Francisco Street, between Hyde and Leavenworth Streets,
Assessor's Block/Lot:	0045/003
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project would involve alterations to an existing, three-story-over basement, 6,923-square-foot residence. The proposed alterations would 1) add a dormer and window on the eastern portion of the front façade (south side) at the third floor (attic level); 2) raise the height of, and enlarge, the existing dormer at the rear of the property (north side), so as to be habitable space as defined by the Building Code; 3) add new stairs from the existing first-story deck to the back yard; 4) add penetrations to the existing wall to add two new windows at the second story at the rear; 5) add four new penetrations for four new windows and close up an existing window on the east façade; and 6) add three new penetrations for three new windows and close up three existing windows on the west facade. As considered by the Planning Department, the proposed alterations constitute alteration, façade alterations, and horizontal extensions at the front, side and rear of the structure. The project would also resurface the roof at the second floor northeast corner for use as a deck and re-roof the existing asbestos shingle roof.

The proposed addition and construction would be minor additions to the existing building envelope. They would result in no net change in the square footage of the existing structure, as measured by the Planning Code. The approximately 18,734-square-foot project site is located on the north side of Francisco Street, about 40 feet west of Leavenworth Street, in the block bounded by Leavenworth, Francisco, Hyde and Bay Streets, in the City's Russian Hill neighborhood. The site has an approximately 136.5-foot lot dimension on Francisco Street, the only street frontage. The site is within an RH-1 (D) Residential, One-Family (Detached Dwellings) Use District and a 40-X Height and Bulk District.

Name of Person, Board, Commission, or Department Proposing to Carry Out Project:
Glenda Flaim, Butler Armsden Architects, at 415-674-5554, for Chris and Bradley James, Project Sponsors.

EXEMPT STATUS:
X Categorical Exemption: State CEQA Guidelines, Section(s) 15301(e)(1).
REMARKS: Please see second page.

Contact Person: Carol Roos — Telephone: (415) 558-5981

Date of Determination:
April 6, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rick Cooper, for

PAUL E. MALTZER
Environmental Review Officer

cc: Glenda Flaim
Mat Snyder
Mary Woods
Distribution List/Hist.Resources list
V. Byrd/M.D.F. and Exemption/Exclusion File

Remarks, continued:

For the purposes of the California Environmental Quality Act (CEQA), the existing residence at 828 Francisco Street is considered an historic resource. The residence is rated 4 out of a possible 5 in the Planning Department's 1976 Architectural Survey. This makes it a Category B property, as identified in the San Francisco Planning Department's, *CEQA Review Procedures for Historic Resources* (October 8, 2004). Category B properties are Properties Requiring Further Consultation and Review. These are properties that do not meet the criteria for listing in Category A (Historical Resources), but for which the City has information indicating that further consultation and review will be required for evaluation as to whether a property is an historical resource for the purposes for CEQA. The Planning Department may request additional information to assist in the determination as to whether the property is an historical resource for the purposes of CEQA and/or to aid in the evaluation of the effects a proposed project may have on an historical resource.

Accordingly, preservation technical specialist staff of the Planning Department requested and reviewed supplemental historic architecture research from the project sponsors. That review concluded, in a Memorandum dated December 13, 2005, (which is attached) that the property was an historic resource for the purposes of CEQA..

Based on this review, the property was determined eligible for listing on the California Register of Historical Resources, meaning that any changes to the cottage must be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, (the *Secretary's Standards*) in order to be considered exempt from environmental review under CEQA.

Planning Department technical specialist staff reviewed the project plans, in accordance with the *Secretary's Standards,* and concluded that the then-proposed alterations would not conform to the Secretary's Standards (December 13, 2005, Memorandum: Historic Resource Evaluation Response). Project sponsors subsequently revised the project and the preservation specialist reviewed the revisions. In a second Memorandum, (February 2, 2006, Memorandum: Historic Resource Evaluation Response (No.2)), the technical specialist concluded that the proposed alterations, as modified, would conform to the *Standards*. The supplemental information submitted by the sponsor and the technical specialist's evaluations are summarized here. (Both Historic Resource Evaluation Response Memorandums are attached, along with photographs of the site, for more detail.)

According to the supplemental information, two of the finest residences built on Russian Hill occupied this same location [near] the northwest corner of Francisco and Leavenworth streets.[1] The first was a white Italianate, the largest house of a type once common on the north slope of Russian Hill. It was the residence of Alpheus Bull, a colorful San Franciscan and leader of a Universalist church in the City. The successor to the Italianate residence, 828 Francisco, is a Tudor home of superb detailing and composition, according to the essay. Stockbroker Bertram E. Alanson began construction of "an immense Tudor house" in September 1929. The architects, Samuel Hyman and Abraham Appleton, were both educated at UC Berkeley and L'ecole des Beaux Arts. Their work included the Jewish Community Center, with Arthur Brown, Jr. (demolished), Sinai Mortuary, the Hebrew Home for the Aged, the Visitacion Valley School and many homes. In the 1930's, Hyman and Appleton also remodeled buildings, including the Crown Zellerbach building at 343 Sansome Street, in the art deco or art moderne idiom.[2] According to the supplemental information, Alanson was locally prominent,

[1] William Kostura, architectural historian, "Tale of Two Houses, the Alpheus Bull and Bertram Alanson Houses," for Russian Hill Neighbors, no date.

[2] Butler Armsden Architects, Supplemental Information re: Case No. 2005.0493E: 828 Francisco Street, August 9, 200

becoming President of the San Francisco Stock Exchange and joining with Timothy Pfleuger to hire Diego Rivera to paint the mural in the Stock Exchange Club. He was a close friend of W. Somerset Maugham, who stayed at the residence during trips to California.

According to the Planning Department staff, the residence derives its significance from its architecture. The period of significance of the structure is 1929, and the building appears to have a high level of integrity, despite past interior modifications

According to the Planning Department Preservation Technical Specialist, the subject site is not within an identified Historic District. However, it is within a residential context of older large single-family homes constructed in different but identifiable architectural styles, and which appear to have a high degree of integrity. Therefore, the structure may contribute to a potential district or significant context.

Both the first and second technical specialist Memoranda indicated concern about the size of the proposed front dormer and the treatment of the side upper-story enclosed porch. As discussed in the second memorandum, the project sponsor revised the project by reducing the size of the front dormer substantially, providing better details on the treatment of the side porch, and providing more explanation to the treatment of new windows and other materials throughout. The proposed dormer in the front of the building has been reduced to a much smaller size and its visual impact on the south (front) elevation has been greatly diminished. The project sponsor has stated that the detailing of the dormer's window will be executed to be compatible with the existing windows in the building, but also will be distinguished from the original features of the building; it will present a simplified and contemporary version of the cast stone arches at the building entrance. The same detail will be used for the rear dormer glass doors. The Memorandum concludes that the crisper detailing and new openings will harmonize with the existing detailing of the house while, at the same time, representing the modifications made more recently.

According to the second memorandum, the enclosed upper story porch on the east (side) façade has been redesigned in a way that it can still be "read" as an enclosed porch. For this purpose the original railing has been preserved as well as the existing brackets and the carved columns at the two corners. While some of the existing windows would be replaced with either wood panels or frosted glass, the overall form of the porch structure would remain so that the structure could potentially be converted back to an enclosed porch. The technical specialist recommended as a condition of approval, should the project be approved, that new material should be differentiated from the historic fabric to enable one to determine that the latter improvements were not original.

Preservation staff believe that the proposed new, or relocated, windows throughout, and the new stairs and railing at the rear would not cause an adverse impact to the historic property.
Based on his review, summarized above, the technical specialist concluded that the proposed project, as modified, appears to meet the *Secretary of the Interior's Standards*.

The project would include alterations to the existing single-family home on the property, while preserving the portions and/or features that convey its historic and architectural significance. The impacts resulting from the changes would not significantly affect the integrity of the property. The National Register traditionally recognizes a property's integrity through seven aspects or qualities: location, design, setting, materials, workmanship, feeling and association. As the historic resource would possess most of these aspects with implementation of the project, staff believes the project is consistent with the *Secretary of the Interior's Standards*. The changes that would occur to the site would not significantly alter the building's integrity or diminish its historic fabric. Thus, subsequent to the completion of the project as proposed, the property would still qualify as an historical resource eligible for listing in the California Register. Because the resource would still qualify as an historical

resource eligible for listing in the California Register, it would not negatively affect an historic district, should a district encompassing the site be created in the future.

State CEQA Guidelines, Section(s) 15301(e)(1), Class 1, provides for an exemption from environmental review for the addition to an existing structure provided that the addition would not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less if: the proposed project is in an area where all public services and facilities are available to allow for the maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive.

As described above, the proposed project would involve minor alterations to the existing single-family residence at 828 Francisco Street. Additions to the structure would include the additions of one dormer to the front, and raising the height of an existing dormer at the rear, to match the front dormer. The front dormer, on the south façade, would have a width of 8'- 10"and a ridgeline (the depth of the dormer, perpendicular to the main roof of the building) of 10'- 6". The existing rear dormer on the north façade has a width of 21'-6", which would not change with the project, and an existing ridgeline of 14'-6" which would increase to 18'-6', a net change of 4 feet. The ridgeline of both dormers would be below the highest point of the existing roof of the residence. Raising the height of the rear dormer would provide newly habitable space as defined by the Building Code. Raising the ceiling above already existing floor area would provide this space. Thus, as measured by the Planning Code, the project would not increase the square footage of the building. The additions would not exceed 2,500 square feet. The proposed project would comply with zoning requirements, is located where public services and facilities are available, and is not in an environmentally sensitive area. Therefore, the proposed addition to the cottage is exempt from environmental review under Class 1.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Section 15300.2(f) specifically provides that a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource. Although the structure on the project site is an historical resource under CEQA, after analyzing the proposed project, as modified, Planning Department preservation staff concluded that it would not cause a substantial adverse change in the historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project is therefore exempt under the above-cited classification.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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COMMISSION CALENDAR INFO: 558-6422 INTERNET WEB SITE SFGOV.ORG/PLANNING

City & County of S.F.
Dept. of City Planing
DEC 20 2005
OFFICE OF ENVIRONMENTAL REVIEW

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Carol Roos

Project Address: 828 Francisco Street
Block: 0045 Lot: 003
Case No.: 2005.0493E
Date of Review: December 13, 2005

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: Houman Sharif
Company: Butler Armsden Architects
Address: 2849 California Street, SF 94115
Phone: 415.674.5554
Fax: 415.674.5558
Email:

Owner
Name: Chris and Bradley James
Company:
Address: 828 Francisco St., 94105
Phone:
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposal is to make alterations that would include: adding a dormer to the right (east) side of the front façade, adding one story to, and enlarging the existing dormer at the rear of the property, penetrating the existing wall to add two new windows at the second story at the rear, adding new stairs from the existing first story deck to the back yard, adding four new penetrations for four new windows and closing up an existing window on the east façade, and adding three new penetrations for three new windows and closing up three existing windows on the west façade.

Pre-Existing Historic Rating / Survey
1976 Architectural Survey

Historic District / Neighborhood Context
The subject site is not within an identified Historic District. However, according to the submitted photographs, it is within a residential context of older large single-family homes constructed in different but identifiable architectural styles, and which appear to have high degree of integrity.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☐No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1929

Notes: The subject structure was built in 1929 in the Tudor style and was design by Samuel Hyman and Abraham Appleton. The building appears to have a high level of integrity despite past interior modifications.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: As noted above, the existing house, along with its surrounding context, appears to have a high level of integrity.

3.) DETERMINATION .Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☒ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Staff believes that the proposed dormer in the front is too large, particularly given its visibility. The dormer needs to be reduced in size and needs to be designed such that it can be distinguishable from (but compatible with) original architectural fabric. A small change in the dormer shape, window detail could help distinguish it from earlier parts of the building. While the proposed addition to the exiting dormer in the rear is much larger, staff believes its not being visible from the street, and its working with an existing roof pattern keeps it from being deemed a significant adverse effect. Like the proposed front dormer in the front, however, small changes to the currently designed shape of the rear dormer roof, and window detail should be made to distinguish it from original material.

Staff is also concerned about the filling-in the enclosed upper story porch on the east side of the façade. Staff believes that the design objective should be to design the changes so that this feature continues to be read as an enclosed porch. The existing drawing do not clearly indicate what the design objective is (i.e. neither the drawing of the existing and proposed condition show the railing, bracket, or column details and whether they are proposed to be retained). Other changes throughout including adding new penetrations and windows, adding a new roof deck, and adding stairs from the rear terrace to the rear yard are not significant enough that they would cause a significant adverse effect. However, details of the all the proposed new elements including for the windows and railings should be included in the building permit approval set to assure that they are of good quality and are compatible with the rest of the house.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒ No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 12-15-05

Mark Luellen, Preservation Coordinator

cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Historic Resource Impact Review File

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MEMORANDUM: Historic Resource Evaluation Response (No. 2)

MEA Planner: Carol Roos

Project Address: 828 Francisco Street
Block: 0045 Lot: 003
Case No.: 2005.0493E
Date of Review: **February 2, 2006**

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: Houman Sharif
Company: Butler Armsden Architects
Address: 2849 California Street, SF 94115
Phone: 415.674.5554
Fax: 415.674.5558
Email:

Owner
Name: Chris and Bradley James
Company:
Address: 828 Francisco St., 94105
Phone:
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposal is to make alterations that would include: adding a dormer to the right (east) side of the front façade, adding one story to, and enlarging the existing dormer at the rear of the property, penetrating the existing wall to add two new windows at the second story at the rear, adding new stairs from the existing first story deck to the back yard, adding four new penetrations for four new windows and closing up an existing window on the east façade, and adding three new penetrations for three new windows and closing up three existing windows on the west façade.

Pre-Existing Historic Rating / Survey
1976 Architectural Survey

Historic District / Neighborhood Context
The subject site is not within an identified Historic District. However, according to the submitted photographs, it is within a residential context of older large single-family homes constructed in different but identifiable architectural styles, and which appear to have high degree of integrity.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☐No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1929

Notes: The subject structure was built in 1929 in the Tudor style and was design by Samuel Hyman and Abraham Appleton. The building appears to have a high level of integrity despite past interior modifications.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: As noted above, the existing house, along with its surrounding context, appears to have a high level of integrity on those portions that are visible from the street.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The previous memorandum dated December 13, 2005, indicated concern about the size of the proposed front dormer and the treatment of the side upper story enclosed porch. The project sponsor has since revised their project by reducing the size of the front dormer substantially, providing better details on the treatment of the side porch, and providing more explanation to the treatment of new windows and other materials throughout. The dormer in the front of the building has been reduced to a much smaller size and its visual impact on the south (front) elevation has been greatly diminished. The project sponsor has stated that the detailing of the dormer's window will be executed to be compatible with the existing windows in the building but also will be distinguished from the original features of the building; it will present a simplified and contemporary version of the cast stone arches at the building entrance. The same detail will be used for the rear dormer glass doors. The crisper detailing & new openings will harmonize with the existing detailing of the house while simultaneously representing the modifications made more recently.

The enclosed upper story porch on the east façade has been redesigned in a way that it can still be read as an enclosed porch. For this purpose the original railing as been preserved as well as the existing brackets and the carved columns at the two corners. While some of the existing windows will be replaced with either wood panels or frosted glass, the overall form of the porch structure will remain so that the structure could potentially be converted back to an enclosed porch.

Preservation staff continues to believe that the proposed new or relocated windows throughout, and the new stairs and railing at the rear do not cause an adverse impact to the historic property.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

As noted in the previous memorandum, new material should be differentiated from historic fabric to enable one to determine that the latter improvements were not part of the original design.

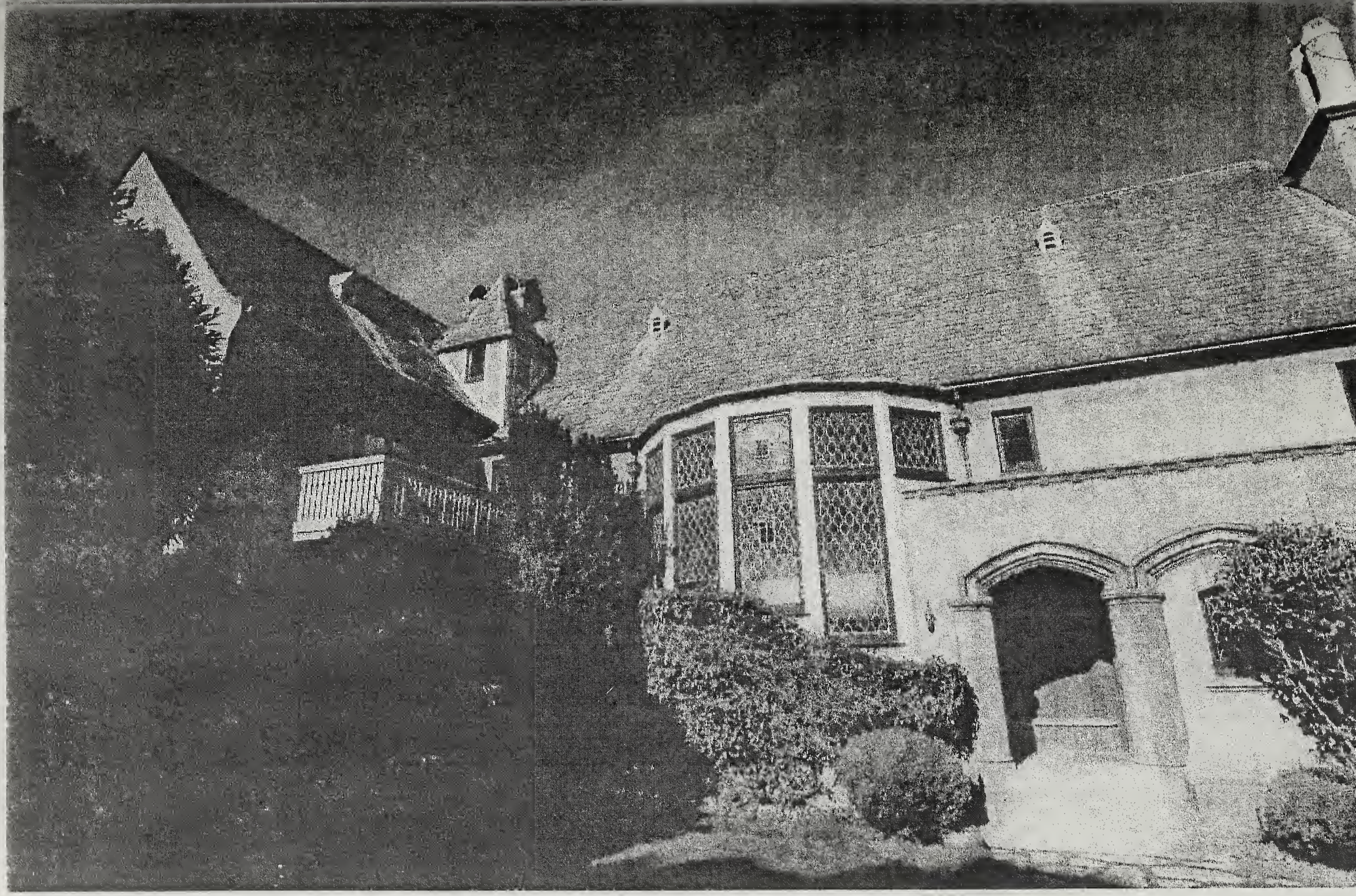
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒ No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 2.3.06
Mark Luellen, Preservation Coordinator

cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Historic Resource Impact Review File



2005.0493E: 828 FRANCISCO STREET **FRONT OF RESIDENCE**

2005.0493E: 828 FRANCISCO STREET **REAR OF RESIDENCE**

PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.1341E: Conversion of Office Uses to 50 Dwelling Units and Addition of 32 Parking Spaces

Location: 715-721 Market Street, south side between 3rd and 4th streets, Assessor's Block: 3706, Lots 063 and 064.

City and County: San Francisco

Description of Nature and Purpose of Project: **Revision** and **correction** of project description in the Certificate of Determination of Exemption from Environmental Review, issued on March 28, 2006. (See page 2.)

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Tuija Catalano, Attorney, Reuben & Junius, LLP, (415) 567-9000; representing Portland-Pacific Market, LLC.

EXEMPT STATUS:
X Categorical Exemption, State CEQA Guidelines Section(s) 15301(e), and 15332; Class Numbers 1, and 32.

REMARKS: See page3.

Contact Person: Irene Nishimura Telephone: 558-5967

Date of Determination:
4/12/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

c: Christopher Zupsic, Portland-Pacific Market LLC
Tuija Catalano, Project Counsel, Reuben & Junius, LLP
Kelley Amdur, Northeast Neighborhood Planning Team
Joshua Switsky, Citywide Policy
Planning Commission
Supervisor Chris Daly, District 6
Sue Hestor, Attorney
Historic Resources Mailing List
Virnaliza Byrd/ M.D.F./Exemption/Exclusion File/Bulletin Board

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Description of Nature and Purpose of Project: The proposed project is a revision of a previous project to convert approximately 58,200 square feet of office use and general commercial use within two existing, adjoining, two-story-with-mezzanine buildings at 715 and 721 Market Street to 45 dwelling units. The revised project would convert all existing office space to residential units and residential storage space, and increase the proposed number of dwelling units by five, for a total of 50 dwelling units within a floor area of approximately 56,410 square feet, which is approximately 1,815 square feet less than the original project proposal. Two dwelling units would be constructed on a proposed roof deck level of the 715-719 Market Street building (Lot 064), which would add up to about 25 feet to the existing 95-foot tall building, for a total height of up to 120 feet. One of these units would be two stories and about 25 feet high, and would be set back about ten feet from the building facade on Market Street. The other unit would be built at the rear of the building, facing Stevenson Street. It would be one story and about 19 feet high; hence, the height of the building in the area of the rear unit would be about 114 feet high. The previously proposed project was determined to be categorically exempt from CEQA review under CEQA Guidelines, Sections 15301(a) and (e), and 15332 (see attached copy of the Certificate of Determination of Exemption/Exclusion from Environmental Review, dated and issued on April 25, 2005). The revised project also would be required to include six units of affordable housing as defined and required under Planning Code Section 315, et. Seq.

In addition, up to 32 parking spaces would be added to the existing 13 spaces in the basement level, for a total of 45 off-street parking spaces within the existing basement level and at the rear portion of the first story. In order to accommodate the proposed additional 32 parking spaces, the basement level garage area would be extended into the existing basement level and the rear portion of the first story of the 715 Market Street building, and a mechanical automobile-stacker system would be installed. The total parking area would be approximately 9,500 square feet. Access to the parking garage would be from Stevenson Street.

As described in the April 2005-issued Certificate of Determination of Exemption from Environmental Review for the original proposed project, the revised project would include the merging of Lot 064 (715-719 Market Street, a through-lot to Stevenson Street) and Lot 063 (721 Market Street) into one lot, for a total lot area of approximately 13,100 square feet. All of the basement, ground story, mezzanines, and upper-stories office spaces in the existing adjoining buildings on both lots are proposed for conversion to residential use. The existing, approximately 4,000-square-foot ground floor retail and restaurant space would remain. Around 60 percent of the office space in the two buildings has been vacant for at most three years.

The project site is within a C-3-R (Downtown Commercial, Retail) District, a 120-X Height and Bulk District, the Market Street Special Sign District, and the Central Subway alignment area. As described above, the new residential units on the roof deck level would add another approximately 25 feet to the height of the 95-foot tall building, for a total building height of about120 feet. The revised project would require review by the Planning Commission, under Planning Code Section 309, C-3 Districts Permit Review, and a Variance by the Zoning Administrator. Under Section 309(a)(1), the project would require approval of an exception from the rear yard setback requirement for the rear rooftop dwelling unit, which would be in the area facing Stevenson Street. In addition, two of the project dwelling units would need a variance from the requirement of dwelling unit exposure to an open area according to Planning Code Section 140. Both Section 309 and Section 140 reviews would involve simultaneous public hearings.

The 715-719 Market Street building was constructed in 1906, and underwent subsequent remodeling over the past sixty-five years. It is not included in any federal, State or City historical architecture resources list or survey, nor given any rating by any of these government entities. The Foundation for San Francisco's Architectural Heritage has rated it C, on a scale of A to D (A is the top rating). The 721 Market Street building was constructed in 1907. It is an Unrated – Category V building in the C-3 District, and is not included in any federal or State historical architecture resource list or survey. The Foundation for San Francisco's Architectural Heritage also has rated it C.

As with the original project proposal, the two buildings' facades would not undergo major design change. The proposed addition of the dwelling units on the rooftop would be set back about ten feet from the Market Street façade, and would not be easily visible from the sidewalk and street. There would be minor façade/exterior work, such as installation of a new address on the facade, new signs, and façade touch-up.

REMARKS:

California Environmental Quality Act (CEQA) Guidelines Section 15301(e) or Class 1, provides for an exemption from environmental review for projects that would add up to 10,000 square feet of floor area to an existing building if the project would be in an area where all public services and facilities are available, and the project area is not environmentally sensitive. This section is appropriately applied to the proposed change of use because the occupancy of the proposed residential use would be comparable to the occupancy of the existing office use if the building were to be expanded by 10,000 square feet under Section 15301(e). The existing office space proposed for conversion has a maximum occupancy of about 600 persons, based on the San Francisco Building Code, occupant load factor. If the existing use were to expand by 10,000 square feet, the number of employees and visitors would increase by about 100 occupants. The occupant load for residential use in the same space would be one-third of that for the existing office use, or about 200 persons. Therefore, the proposed project would be comparable to a project exempt under Class 1(e).

Additionally, CEQA Guidelines Section 15332, or Class 32, provides an exemption of an in-fill development meeting various conditions, described below:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The proposed conversion of office and general commercial uses to a residential project is consistent with the C-3-R (Downtown Commercial Retail) District. The maximum density ratio in the C-3 District is one dwelling unit for each 125 square feet of lot area as per San Francisco Planning Code Section 125(a), which would allow for up to 105 dwelling units for the 13,100 square foot lot. The proposed project's density of 50 dwelling units would be well under the allowable maximum number of dwelling units.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is within a highly developed area of San Francisco, and within a densely developed C-3-R District. Thus, the proposed project would be characterized as an in-fill development surrounded by urban uses. The project site totals about 13,100 square feet, or about one-third acre.

c) The project site has no value as habitat for endangered, rare or threatened species.

The project site is within an intensively developed urban area, is completely covered by the existing buildings, and has no value as habitat for endangered, rare or threatened species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Traffic: The proposed project would include 28 two-bedroom units, and 22 studio and one-bedroom units, for a total of 50 dwelling units. Applying the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review*, October 2002, the proposed 50 dwelling units with about 4,000 sq. ft. of retail space would generate an estimated 222 daily vehicle-trips, of which about 31 vehicle-trips are estimated to occur during the P.M. peak-hour. Of these P.M. peak-hour vehicle trips, about 22 vehicle trips would be attributed to the residential use, and about nine vehicle trips would be

generated by the retail use during the P.M. peak hour. If the existing office spaces were in full operation, along with the existing retail spaces which are fully in operation, around 300 daily vehicle-trips would be generated; and of those vehicle-trips, about 30 would occur during the P.M. peak hour. Hence, there would be a very slight increase in area traffic from the proposed project.

The proposed residential and existing retail uses would create a parking demand for an estimated 76 parking spaces, compared to a demand for about 74 parking spaces for the existing office, commercial and retail uses, which would be a difference of two additional spaces between the existing parking demand and the project's parking demand. The proposed project would include 45 parking spaces, which would result in a 29-space deficit when the project is occupied.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking spaces at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the transportation analysis, as well as in the associated air quality and noise analyses, reasonably addresses potential secondary effect. In addition, the project site is located in an area well served by local and regional public transit services.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes, and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of the proposed development would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based upon the minimum size projects, which the BAAQMD considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. For residential projects, the threshold is 510 units. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

e) The site can be adequately served by all required utilities and public services.

The project would be in an area where all utilities and services are provided, and no need for any expansion of public utilities or public service facilities would be required.

Since the proposed project meets the above conditions as an in-fill development that would have no significant environmental effects, the proposed project would be considered exempt as a Class 32 project.

Lastly, CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

For the above reasons, the proposed project is appropriately exempt from environmental review as a Class 1 and Class 32 project, pursuant to CEQA Guidelines Sections 15301(e), and 15332.

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CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0475E – 40 Jessie Street – Golden Gate University Administrative Building

Location: 40 Jessie Street
Block and Lot: Block 3708, Lot 023
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project involves the rehabilitation and vertical expansion of a 3-story warehouse building to create an administrative and student services center for Golden Gate University. The existing building is approximately 49 feet high and contains a basement and mezzanine in addition to three full floors with 30,220 square feet of total floor area. The building is located on a 7,130 square foot site at the corner of Jessie Street and Ecker Alley, which are both midblock alleyways on the block bounded by Market Street, First Street, Mission Street, and Second Street. The proposed project consists of rehabilitation of the existing building and addition of approximately 19,800 square feet of floor area on two new floors, increasing the total building area to approximately 50,000 square feet. The new building height would be approximately 87 feet. Located in the Financial District neighborhood, the project site is within the C-3-O (Downtown Office) District and is in the 500-S height and bulk district. The proposed project would require a determination of compliance pursuant to the provisions of Section 309 of the *San Francisco Planning Code* and shadow study authorization pursuant to Section 295 of the *Planning Code*.

Name of Person Proposing to Carry Out Project: Tuija I. Catalano, Reuben & Junius, LLP, (415) 567-9000

EXEMPT STATUS:

X Categorical Exemption Class 32, [State Guidelines, Section 15332]

REMARKS: The proposed project would consist of conversion of 30,200 square feet and addition of 19,800 sq ft of new space to an existing warehouse building owned and used by Golden Gate University.

(Continued on reverse side)

Contact Person: Sarah Jones Telephone: (415) 558-5976

Date of Determination: 4/13/06

I do hereby certify that the above determination has been made pursuant to State and local requirements.

Paul Maltzer
Environmental Review Officer

cc: Tuija Catalano, Project Sponsor
Sue Hestor, Attorney at Law
Michael Li, Northeast Quadrant Planner
Exemption / Exclusion File
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REMARKS (Continued):

The administrative and student service functions which would move into the 40 Jessie Street building upon completion of the proposed project are currently housed in leased space one-half block from the project site at 62 First Street. This space would no longer be occupied by Golden Gate University upon completion of the proposed project. The proposed project would not result in an increase of student population, employees, or classroom space.

California Environmental Quality Act (CEQA) State Guidelines Section 15332, or Class 32, allows for the exemption of an in-fill development meeting various conditions, described below (per CEQA Guidelines Section 15332, In-Fill Development Projects):

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project site is within a C-3-O (Downtown Office) District, within which the proposed postsecondary educational institution is a permitted use. The proposed project will be subject to the provisions of Section 309 of the *San Francisco Planning Code* regarding consideration of exceptions to site development regulations in downtown zoning districts, and Section 304.5 of the *Planning Code* regarding institutional master plans. At 87 feet in height, the proposed building would comply with the 500-S Height and Bulk District.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site lies within an intensively developed area of San Francisco consisting of a mix of high-rise office buildings and older commercial buildings, many of which date from the post-1906 earthquake rebuilding effort (see Subsection (d)). The project site is 7,130 square feet or 0.16 acres in size, and involves expansion of an existing building. Thus, the proposed project would be characterized as an infill development substantially surrounded by urban uses.

(c) The project site has no value as habitat endangered, rare, or threatened species.

There are existing buildings on the project site, which is within a developed area of the City and does not provide habitat for any rare or endangered plant or animal species. No other important biological resources are likely since humans have used the site for over 150 years.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, shadow, archeological resources, air quality, or water quality.

Traffic

The proposed project would not result in any increase in enrollment of students or hiring of faculty or staff. Therefore, no additional trips would be generated, resulting in no traffic impacts. Golden Gate University does not provide any off-street parking. The university operates under its 1976 Master Plan, which encourages the use of public transportation and carpools for students and employees. Moreover, the functions that will be housed in the new building are currently located in leased space one-half block from the proposed project site on First Street. Golden Gate University would no longer occupy this space upon completion of the proposed project. The proposed project does not represent an expansion of use and therefore no traffic impacts are anticipated as a result of the proposed project.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The intended use is support for academic instruction and

learning. The project is not linked to any increase in enrollment of students or hiring of faculty or staff. Therefore, no operational or additional vehicle trip noise would be generated. The proposed construction could generate noise that may be considered an annoyance by occupants of nearby properties, but because construction noise is regulated and is temporary and intermittent the proposed project would not be expected to result in a significant impact with respect to noise. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

Shadow

Under the proposed project the existing building height would increase from approximately 57 feet (including the roof parapet) to approximately 87 feet. All structures over 40 feet tall are subject to Section 295 of the Planning Code (Proposition K), which protects certain public open spaces from shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year round. A shadow fan was prepared for the proposed project and it was determined that that the proposed project will not cast new shadow on any properties protected by Section 295.[1]

Historical and Archeological Resources

The existing warehouse building was constructed in 1914. In evaluating whether the proposed project would be exempt from environmental review under CEQA, Planning Department staff determined that the building on the project site was a potential historical resource as defined by the California Environmental Quality Act (CEQA).[2] It was given a Category V (unrated) designation in the Downtown Area Plan and a Heritage rating of C (Contextual Importance). Buildings with this rating provide the setting for more important buildings and add visual richness and character to the downtown area. Many of these buildings may be eligible for the National Register of Historic Places or would be part of future historic districts. The project site is located on a block containing a mixture of early to late twentieth century buildings in commercial and institutional use, ranging from three to 40 stories in height. Over one-third of the buildings on the block, including the subject property, were constructed between 1906 and 1917 following the 1906 earthquake and fire. Several of these buildings are located on the narrow interior alleyways such as Jessie and Ecker Streets. Together with the narrow proportions of the block's interior streets, these structures create an impression of an early twentieth century industrial neighborhood tucked into the interior of a large downtown block.

Planning Department staff determined that the property was an historic resource under CEQA. In order to determine the impact of a proposed project on an historic resource the Planning Department evaluates the proposal for consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (Secretary of the Interior's Standards), and considers whether or not the proposed addition would materially impair the resource. The proposed project will retain the historic features of the façade and any improvements such as new windows and plaster repair will be done in a manner consistent with the historic character of the building. The Planning Department also determined that the proposed design for the two-story addition would not alter those characteristics of the building that justify its rating, and therefore would not materially impair the resource. Thus, the project as proposed meets the *Secretary of the Interior's Standards* and would not have a substantial adverse impact on the historic resource. The existing building is a potential historic resource under CEQA, but the proposed project would not have a significant effect on that resource.

The proposed project is also located near or adjoining two recorded prehistoric midden sites, CA-SFR-

[1] The shadow fan analysis is included as part of Case File 2005.0475E and can be viewed by appointment at the Planning Department, 1660 Mission Street, 5th Floor.

[2] Memorandum from Dan DiBartolo, Preservation Technical Specialist, to Sarah Jones, Environmental Planner, March 30, 2006. A copy of this memorandum is attached.

112 and CA-SFR-135.[3] In order to gain sufficient stability for the increased building height, the proposed project includes strengthening of soils by grouting below the existing basement of the project building. This process could potentially affect any archaeological resources that may be present below the existing building. An archeological research design, testing, and data recovery plan (ARDTDRP) was prepared by William Self Associates, Inc. to better determine the likelihood of intact (scientifically informative) prehistoric deposits being present within the project site, and to identify a plan detailing the methods for testing for such deposits.[4] This ARDTDRP was reviewed by the Planning Department staff archaeologist. The testing plan of the ARDTDRP was carried out in late January and early February. The project archeologist submitted a final report on archeological testing and data recovery, which was also reviewed by the Planning Department archaeologist, in which the following conclusions were drawn:[5]

1) Although evidence of prehistoric midden appeared to be present within six of ten testing bores taken, the possible midden material appeared to have been heavily disturbed;
2) Although evidence of historical archeological deposits appeared in most core samples, the historical material appeared to be highly disturbed;
3) The testing procedures followed allowed definitive conclusions to be drawn as to the presence/absence of intact prehistoric/historical deposits/features within an acceptable level of professional confidence;
4) That the apparently highly disturbed state of both prehistoric and historical archeological deposits encountered in the testing program, renders them scientifically insignificant and thus, lacking requisite integrity to be considered "historical resources" for CEQA purposes;

This protocol for evaluation of potential effects of the proposed project on CEQA-significant archeological resources, including archeological testing, was undertaken in this case prior to any environmental evaluation of the project being completed. The proposed grouting method for soil strengthening would not permit archeological monitoring or most conventional forms of archeological testing and data recovery that are typically used as mitigation for potential significant impacts to archaeological resources. It was therefore necessary to determine the presence of significant, intact archaeological resources prior to completing environmental review. This evaluation procedure was undertaken in response to the unusual circumstances of this case. Based on the results from the archeological testing program, there is conclusive evidence that neither prehistoric nor historical archeological resources are present that have sufficient integrity to be considered "historical resources." There would therefore be no impact on archeological resources resulting from the proposed project.

Air Quality

The Bay Area Air Quality Management District has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects, which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposal. Grading and construction activity would temporarily raise dust levels in the area, but due to the relatively small scale of the project, these activities would not result in significant air quality impacts.

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[3] Memorandum from Randall Dean, Planning Department Staff Archaeologist, to Sarah Jones, Environmental Planner, April 4, 2006. A copy of this memorandum is attached.

[4] William Self Associates, *Archaeological Research, Design, Testing, and Data Recovery Program, 40 Jessie Street Project, San Francisco, CA*, January 2006. A copy of this report is included as part of Case File 2005.0475E and is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor.

[5] William Self Associates, *Final Report on Archaeological Testing and Data Recovery, 40 Jessie Street Project, San Francisco, CA*, March 2006. A copy of this report is included as part of Case File 2005.0475E and is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor.

Water Quality

The proposed project would not generate substantial incremental wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

Given that the project would be undertaken in an area where all utilities and services are currently provided for, no need for any expansion of public utilities or public service facilities is anticipated, either individually or cumulatively.

As discussed above, the proposed project would have no significant environmental effects related to traffic, noise, shadow, cultural resources, air quality, and water quality, and biological resources. It also been shown that the project would have no significant environmental effects related to other topics, such as land use, visual quality, population, utilities/public services, geology, energy/natural resources, and hazardous materials. Therefore, the proposed project is an infill development that would have no significant environmental effects. For all of the above reasons, the proposed project is appropriately exempt from environmental review under Class 32.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is a potential historic resource under CEQA, the proposed project would not have a significant effect on that resource. Extensive analysis has been performed on the site and it has been determined that any archaeological resources present on the site are not of sufficient integrity to result in a significant impact due to disturbance from the proposed project. There are no other unusual circumstances pertaining to the current proposal that would suggest a reasonable possibility of a significant environmental effect, and the project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

Street view looking west, past southern façade of 40 Jessie.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Sarah Jones

Project Address: 40 Jessie Street
Block: 3708 Lot: 023
Case No.: 2005.475E
Date of Review: March 30, 2006

Planning Department Reviewer:
Dan DiBartolo
(415) 558-6291
dan.dibartolo@sfgov.org

Preparer / Consultant
Name: Page & Turnbull, Inc.
Company: Page & Turnbull, Inc.
Address: 1522 Bush Street
Phone: (415)362-5154
Fax:
Email:

Owner
Name: Golden Gate University
Address: 536 Mission Street
Phone: 415 442-7082
Fax: 415 495 2671
Email: mkoperski@ggu.edu

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The project alters and converts the use of the existing four-story over basement storage and warehouse building built in 1914. The existing structure is approximately 46 foot tall and, proposed work includes adding two new floors to the structure, increasing the total height to approximately 87 feet, and increasing the floor area from approximately 30,000 to 50,000 gross square feet of area. The project would also rehabilitate the structure and convert its use to institutional uses.

Pre-Existing Historic Rating / Survey

- Downtown Area Plan designation of Category V (Unrated).
- Heritage rating of "C" (Contextual Importance). These buildings provide the setting for more important buildings and add visual richness and character to the downtown area. Many C group buildings may be eligible for the National Register of Historic Places or as part of future historic districts.

Historic District / Neighborhood Context
The subject building is located within a C-3-O Zoning District, within the boundaries defined by San Francisco's Downtown Area Plan, which is part of San Francisco's General Plan. The site is not within an historic or conservation district. The building fully occupies a rectangular 62' X 115' lot bound on the east by Ecker Street, a brick-paved pedestrian right of way and at the south by Jessie Street, a two lane right of way that extends to the interior of the block. A 15-story building adjoins the property to the northeast, and a 23-story office building adjoins the

property to the southwest. The block also contains a mixture of early to late twentieth century buildings used for commercial and institutional uses, ranging from three to forty stories in height. Despite the predominance of newer buildings, over one-third of the buildings on the block (bound by Market, Mission, Second, First Streets) were constructed between 1906 and 1917 following the earthquake and fire of 1906. A Category I (Significant) 1906 three-story building at 16 Ecker Street is located directly across Ecker Street from the subject site, and other manufacturing buildings from the post-earthquake period in the immediate vicinity include a 1909 three-story building at 96 Jessie Street, and a 1910 four-story building at 5[illegible] Stevenson Street. Together with the narrow proportions of the block's interior streets, these structures create an impression of an early twentieth century industrial neighborhood tucked into the interior of a large downtown block.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource it meets any of the California Register criteria listed below. If more information is needed to mak such a determination please specify what information is needed. *(This determination for Californ Register Eligibility is made based on existing data and research provided to the Planning Department by the abov named preparer / consultant and other parties. Key pages of report and a photograph of the subject building a attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1906-1917

Notes: The subject building is a four-story-over-basement reinforced concrete loft buildir constructed in 1913-1914 and used as a warehouse. The structure has strong association with th post-1906 earthquake reconstruction period that took place in the years following that event. Th rebuilding that occurred immediately following the earthquake converted the area from a mixed-us area to one largely commercial and industrial. Between 1906 and 1917, numerous other industri buildings were built on Jessie Street and on the block. In addition, a number of small office buildin were constructed on the perimeter of the block. Despite the predominance of newer buildings, ov one third of the buildings on the block were constructed between 1906 and 1917, representing decade of post-earthquake and fire rebuilding.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The building is located in its original place and retains most of its original features and materials. The original design of the exterior has not been significantly altered. Although, two additional doors have been added to the Jessie Street facade, the overall pattern of openings and fenestration has not been diminished. In fact, the building retains most of its original materials, including its original wood sash windows, plaster cladding, and metal and cement cornice. The subject property retains a high degree of integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)	☒ Historical Resource Present (Continue to 4.)	☐ Category A (1/2) ☒ Category B ☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
Specifically, the project meets Standard No. 9. See item 6, below.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

An alternative 3-story addition design with a setback would add an estimated $4M-$4.5 or approximately 35% to the overall construction cost of the project, exceeding the sponsors budget by an order of magnitude that made the scheme no longer feasible to consider. The proposed two-story rooftop addition without setbacks was determined to be the only feasible way to construct the proposed addition and to complete the associated code-mandated seismic upgrades to the subject building.

The existing historic features on the façade will be retained, including the historical window locations, original window sash, as well as any historic materials that remain.

The existing plaster will be patched, cleaned and repainted in a warm light gray consistent with the current character in the main body of the building, and in a dark warm "moss" gray color at the first floor base.

The existing over sized red doors will be repainted, consistent with the existing color. The doors will be permanently fixed opened and new entry treatments will be set back from the openings.

The windows will be replaced with steel rated windows, matching the existing window appearance The frames will be statutory bronze color (nearly black) and the glass will be insulated clear glass with a Low E coating for energy efficiency.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 3-30-06

Mark Luellen, Preservation Coordinator

cc: Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

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MEMORANDUM

Date: 4 April 2006

To: Sarah Jones

From: Randall Dean

Subject: 40 Jessie Street project: potential effects to archeological resources

The proposed project is located near or adjoining two recorded prehistoric midden sites, CA-SFR-112 and CA-SFR-135. The proposed project will require strengthening of soils by soils grouting below the existing basement of the project building. To better determine the likelihood of intact (scientifically informative) prehistoric deposits being present within the project site, the feasibility of archeologically testing for the presence and integrity of such deposits, feasibility of adequate data recovery and a plan detailing the methods for accomplishing such testing, an archeological research design, testing, and data recovery plan (ARDTDRP) was prepared (William Self Associates, Inc. January 2006). The testing plan of the ARDTDRP was carried out in late January and early February. The project archeologist submitted a final report on archeological testing and data recovery (William Self Associates, Inc. March 2006) in which the following conclusions were drawn from the testing program:

1) Although evidence of prehistoric midden appeared to be present within six of ten testing bores taken, the possible midden material appeared to have been heavily disturbed;
2) Although evidence of historical archeological deposits appeared in most core samples, the historical material appeared to be highly disturbed;
3) The testing procedures followed (number & placement of boring samples, use of core samples for testing, etc) allowed definitive conclusions to be drawn as to the presence/absence of intact prehistoric/historical deposits/features within an acceptable level of professional confidence;
4) That the apparently highly disturbed state of both prehistoric and historical archeological deposits encountered in the testing program, renders them scientifically insignificant and thus, lacking requisite integrity to be considered "historical resources" for CEQA purposes;

The specific protocol in the evaluation of potential effects of the project on CEQA-significant archeological resources, including archeological testing, was undertaken in this case prior to any environmental evaluation of the project being completed because the foundation method to be used by the project would not permit archeological monitoring nor most conventional forms of archeolgical testing and data recovery. In this respect, our procedure in this case should be considered due exclusively to unusual circumstances. Based on the results from the archeological testing program undertaken for the project, we can conclude that the evidence supports a conclusion that neither prehistoric nor historical

archeological resources are present that have sufficient integrity to be considered "historical resources" and, thus, significant under CEQA within the area potentially affected by the project.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 289 Frederick Street, Case File No. 2005.1012E
Location: Assessor's Block 1269/Lot 086, between Clayton and Downey Streets
City and County: San Francisco, California

Description of Nature and Purpose of Project: The project site consists of a single lot located at 289 Frederick Street (Assessor's Block 1269, Lot 086) on the southeast corner of Frederick and Clayton Streets on a block bounded by Frederick Street to the north, Clayton Street to the west and Downy Street to the east in San Francisco's Haight Ashbury neighborhood. The approximately 2,980-square-foot (0.07 acre) project lot is occupied by a 3,550-square-foot three-story-over-basement Dutch Colonial-style single-family home constructed in circa 1898. Off-street parking is provided by a stand-alone garage accessible via a driveway at the rear of the site. The subject property is located in an RH-3 (Residential, House – Three Family) Zoning District and a 40-X Height and Bulk District. The building on the subject property possesses a historic rating of 3 (with a rating of 5 being the highest importance, 0 the lowest) in the City's 1976 Architectural Survey. Additionally, the property's location in the greater Upper Haight Ashbury neighborhood presents the likelihood that the well-preserved pre-1906 building is part of a larger historical district comprised of buildings from the same or similar time periods and the same level of superb architectural design quality.

(CONTINUED ON NEXT PAGE)

Name of Person, Board, Commission or Department Proposing to Carry Out Project: Bill Mahar of Mahar Architects (at 650.610.0856) as a representative for the project sponsors and property owners David and Millicent Smith.

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section 15301(e)(1)]; State Class Number 1.

REMARKS: Please see page 2.

Contact Person: Michael Jacinto Telephone: (415) 558-5988

Date of Determination:

4/19/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: M.D.F.
Exemption/Exclusion File/Distribution
Historic Resources Mailing List
Glenn Cabreros, San Francisco Planning Department
Bill Mahar, Project Architect

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Description and Nature of Proposed Project (continued): The proposed project would entail a horizontal addition that would accommodate a master bedroom suite with a new bathroom and outdoor deck; an outdoor deck and installation of bay windows at the rear of the second level; and construction of an entry vestibule, a new bay window, as well as a general reconfiguration of interior spaces on the ground level. In sum, the project would increase the square footage of the existing house from 3,550 square feet to 3,910 square feet, or by about 360 square feet. New outdoor open space on proposed decks would total about 225 square feet. The project would require a Variance from Planning Code Section 134 in order to build within the required rear yard area.

Remarks: In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the building on the project site was an historic resource as defined by CEQA.[1] The existing building meets the California Register significance criteria regarding architecture and integrity. The residential building on the property is of excellent quality and is well preserved, and as the HRER states the subject building is "clearly an historical resource as part of a larger district. The greater surrounding neighborhood contains a number of potential and surveyed districts, being comprised of some of San Francisco's finest mid-scale Victorian, Edwardian, and Arts & Crafts residential and small commercial/mixed-use building enclaves." While the proposed project would entail physical alterations to the existing building, the Planning Department's Historic Preservation Technical Specialist determined that the proposed alterations would be in keeping with the historic character of the subject property and vicinity and would not otherwise adversely affect historic resources. The HRER did recommend a change to the proposed twin sets of double-hung window additions on the west side of the second level of the master bedroom suite, and also the northernmost pair of windows. The project sponsor has incorporated these recommendations into the project plans.[2]

Because the proposed project has been found to meet the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, it will not cause a substantial adverse change on the historical resource under CEQA Section 15300.2(f), California Environmental Quality Act, CEQA Guidelines 2005. Guidelines Section 15300.2(f) reads as follows: "Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource." Given that the proposed project would not cause a substantial adverse change on an historic resource, the Planning Department may use the exemption provided for in CEQA Guidelines Section 15301(e)(1).

CEQA State Guidelines Section 15301 (Class 1) provides an exemption for certain changes made to existing facilities involving negligible or no expansion of use. Specifically, Section 15301(e)(1) exempts from environmental review additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, which ever is less, provided that the project site is located in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and the area is not environmentally sensitive. The proposed project would result in horizontal additions that would add approximately 360 square feet to the existing 3,550-square-foot building. The project site is located in a dense urban residential neighborhood where all public services and facilities are available, the proposed project is within the development limits permissible under the General Plan, and the surrounding area is not environmentally sensitive.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historic resource; however, the proposed project would not adversely affect the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, the proposed project is appropriately exempt from environmental review.

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1 Adam Light, San Francisco Planning Department, *Memorandum: Historic Resource Evaluation Response, 289 Frederick Street*, April 3, 2006 (attached).

2 Adam Light, San Francisco Planning Department, telephone conversation with Michael Jacinto, Major Environmental Analysis, April 12, 2006.

View of 289 Frederick St, looking south

View of 289 Frederick St, looking east

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Michael Jacinto

Project Address: 289 Frederick Street
Block: 1269; Lot: 086
Case No.: 2005.1012E
Date of Review: April 3, 2006

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant
Name:
Company: Mahar Architects
Address: 2411 Carlmont Drive, #106, San Carlos, CA 94002
Phone: (650)504-3533
Fax: (650)648-2918
Email: mahar@maharархitects.com

Owner
Name: David & Millicent Smith
Company:
Address: 289 Frederick Street
Phone:
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
Proposal for a horizontal addition to an existing two-story-over-basement Dutch Colonial-style single-family house located at the southeast corner of Frederick and Clayton Streets. The alteration would include a small ground level side yard infill facing the Clayton Street frontage with a roof deck above, a bay window addition located at the ground and 2nd levels of the rear building wall, and a master suite and deck addition at the third level. A set of double double-hung windows would be added in the existing gambrel roof directly adjacent to an existing bay window element.

Pre-Existing Historic Rating / Survey
- San Francisco 1976 Architectural Survey
- Constructed in 1898, prior to 1906 earthquake.

Historic District / Neighborhood Context
The property's location in the greater Upper Haight-Ashbury neighborhood presents the likelihood that this well-preserved pre-1906 building is part of a larger historical district comprised of buildings from the same or similar time periods and of the same level of superb architectural design quality.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No ☒Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine

- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1898-1906

Notes: This property is of excellent design quality and well preserved. It is clearly an historical resource as part of a larger district. The greater surrounding neighborhood contains a number of potential and surveyed districts, being comprised of some of San Francisco's finest mid-scale Victorian, Edwardian, and Arts & Crafts residential and small commercial/mixed-use building enclaves.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject building appears to have had few alterations over the years and clearly retains a great deal of its original architectural integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The project appears to meet the Secretary of the Interior Standards in nearly every respect. However, it is not clear how the proposed twin sets of double double-hung window additions on the west side of the second level related to the master bedroom suite will interface with the steeply sloped gambrel roof. Neither the elevations nor the sections indicate whether the windows follow the slope of the roof or are recessed at the bottom to be completely vertical. The sills, which would be recessed if the windows are vertical, are shown overlapping the shingle roofing. If the window surfaces follow the slope of the roof, they would look very strange. Staff would suggest that either

the proposed windows create a slightly projecting dormer at their tops and be detailed appropriately, or be recessed at the bottom. Also, the northernmost pair of windows should be either moved southward or eliminated, as they are too close to the existing projecting bay dormer, making the fenestration appear crowded on this portion of the roof.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature _____ Date 4-4-06

Mark Luellen, Preservation Coordinator

Cc S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd / Historic Resource Impact Review File

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

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Project Case No. and Title:	2005.1045E – 522 Shotwell Street
Project Location:	522 Shotwell Street; between 19th and 20th Streets
Assessor's Block and Lot:	Block 3594; Lot 032
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project is the construction of a new two-family residence on a lot containing an existing circa 1880 Italianate two-unit dwelling considered a historic resource under the California Environmental Quality Act (CEQA) per its listing in *Here Today*. The proposed new structure would be 1,888 square feet (sq ft) and 32 feet high with two habitable stories over a two-car garage. The existing two-story structure is set back 52½ feet from the front edge of the lot line. The proposed building would be built to the edge of the front lot line. Access to the existing building would be via a 5-foot-wide uncovered passage at the south edge of the lot line. The distance between the rear edge of the proposed building and the façade of the existing building would be 26½ feet, reserving a shared yard space of about 790 sq ft. The project site, on the western side of Shotwell Street, in the northeastern corner of the block (Assessor's Block 3594; Lot 032), is a rectangular parcel of 3,314 sq ft bounded by Shotwell Street to the east, 20th Street to the south, South Van Ness Avenue to the west, and 19th Street to the north. The project site, located in the Mission District neighborhood, is zoned RM-2 (Mixed, Moderate Density) and is within a 50-X Height and Bulk District. The proposed project would require a rear yard variance.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
John Jackson, 415-550-1502, representing Kristi Wilson and Tomas Crowder

EXEMPT STATUS:
X Categorical Exemption, Class 3 [State Guidelines, Section 15303(b)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

April 19, 06
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for
PAUL E. MALTZER
Environmental Review Officer

cc: John Jackson, Project Sponsor
E. Jackson & J. Battis, Planning Dept.
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site was an historical resource as defined by the California Environmental Quality Act (CEQA). The Department then assessed whether the proposed project would result in a substantial adverse change to the historical resource. In a memorandum dated March 25, 2006 (attached), Planning Department Preservation staff reviewed the proposed project and determined that it would be consistent with the relevant Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and that the project would not have a significant adverse affect on the historic resource. This determination was based on the following:

1. The project, while sited on a lot containing a historic resource, would not alter the existing building on the site;
2. The building appears not to be sited in its original location[1];
3. The considerable 53½-foot front yard setback is atypical and is not a significant feature;
4. The building is already considerably screened from public view under present conditions owing to its deep setback and the considerable foliage that obscures it; and
5. The proposed structure is of a massing compatible with both the historic building and the block character as a whole.

CEQA State Guidelines Sections 15303(b) provides an exemption for construction of a duplex or similar multi-family residential structure. The proposed project would be the construction of a 1,888-sq ft building consisting of two residential units over a ground-floor garage. Therefore, the proposed construction is appropriately exempt from environmental review under Class 3(b).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource under CEQA. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the project would be exempt under the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

[1] A supplemental historic resource submittal prepared by John Jackson mentions that a 1926 permit authorized the relocation of the existing structure 27 feet east toward the front of the lot. Letter of Transmittal, 522 Shotwell Street, San Francisco, Calif., no date. This report is available for review at 1660 Mission Street, San Francisco, Calif., Case No. 2005.1045E.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: **522 Shotwell Street**
Block: 3594 Lot: 032
Case No.: 2005.1045E
Date of Review: March 25, 2006

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: John Jackson
Company: John Jackson Architecture
Address: 2944 Folsom Street
Phone: 415.550.1502
Fax:
Email:

Owner
Name: Kristi Wilson / Tomas Crowder
Company:
Address: 552 Shotwell Street
Phone: 415.648.5351
Fax:
Email:

PROPOSED PROJECT
☐ Demolition
☐ Alteration

Project description:
The proposal is to construct a structure at the front of the lot leaving an approximately 25-foot center courtyard between the new building and the existing building.

Pre-Existing Historic Rating / Survey
The subject building is listed in Here Today.

Historic District / Neighborhood Context
The subject building is not within an existing historic district. It is scheduled to be surveyed as the next step of the Mission District survey.

NOTE: If the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)
☒ Historical Resource Present (Continue to 4.)
☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The existing building on the site is setback significantly from the front property-line, which is generally out of keeping with the typical pattern of development in San Francisco. However, for the period after the earthquake, it was not uncommon for post-quake buildings (the subject building did not appear on the Sanborn maps until 1915, a different building configuration is shown on the 1886-1893, 1899 and 1905 Sanborns) to be constructed at the rear of the lot with the anticipation of constructing at the front of the lot. Here, the building was constructed at the very rear of the lot, and was then moved further forward to the position it has today. Therefore, building on the front of the lot would not be inconsistent with its historic reasons for the existing building being sited as it is. While Here Today does include the deep setback in its description of the property, staff does not believe that the space in front of the building itself is a significant feature.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The house itself should be retained, as it is proposed to be.

6.) Whether the proposed project may have an adverse effect on off-site historical resources such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

While the project sponsor has provided a drawing of the proposed front building, he has indicated that the presented drawing is to be further developed. With this in mind, staff believes that the presented massing is generally compatible with the older buildings and with the general built pattern of the street.

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 4-6-04
Mark Luellen, Preservation Coordinator

cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Erika Jackson, Building Permit

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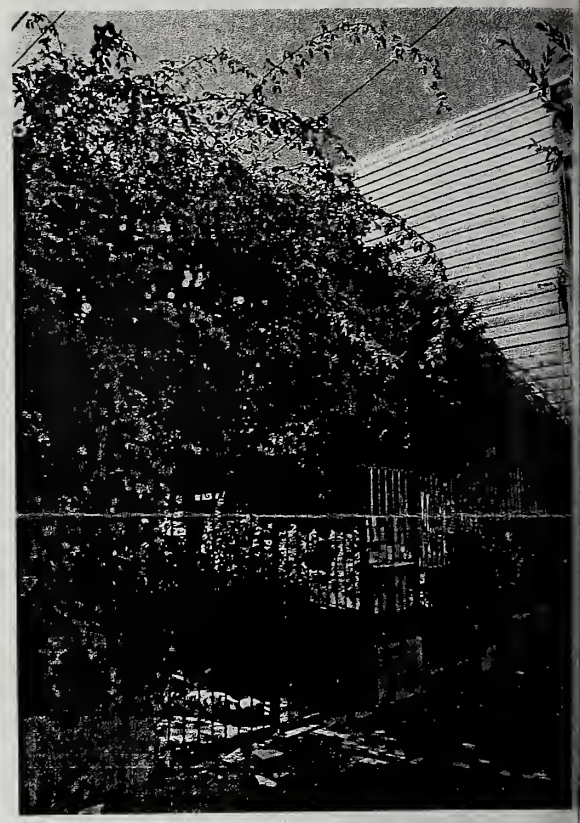
FRONT ELEVATION - EXISTING HOUSE



MISC. SHOTS FROM SIDEWALK / STREET

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0886E - 2870 Pacific Avenue

Project Location: Pacific Avenue between Broderick and Divisadero Streets
Assessor's Block and Lot: Block 0962; Lot 008
City and County: San Francisco

Description of Nature and Purpose of Project:
The proposed project is a 2,705-square foot (sq ft) addition consisting of a new basement and expansion of the second and third floors to an existing 4,726-sq ft, two-story, single-family dwelling constructed in 1951. A Certificate of Exemption/Exclusion from Environmental Review was issued on March 17, 2005 to allow for a 2,225-sq ft expansion. Since that time the project sponsor has revised the proposal to add another 480 square feet within a partial third floor addition. The height of the building would be increased by about nine feet to approximately 31 feet. The project site, on the northern side of Pacific Avenue, and west side of Raycliff Terrace, is a 3,815 sq ft rectangular-shaped parcel within the city block (Assessor's Block 0962; Lot 008) bounded by Pacific Avenue to the south, Broderick Street to the west, Broadway to the north, and Divisadero Street to the east. The project site, located in the Pacific Heights neighborhood, is zoned RH-1(D) (Residential, House – One Family, Detached) and is within a 40-X Height and Bulk District. The project would require side yard, rear yard and noncomplying structure variances.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Alice Suet Yee Barkley, 415-336-4600, representing Caley Castelein, 415-346-3910

EXEMPT STATUS:
X Categorical Exemption, Class 1 [State Guidelines, Section 15301(e)(2)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

April 24, 06
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for
PAUL E. MALTZER
Environmental Review Officer

cc: Alice Suet Yee Barkley, Project Sponsor
G. Cabreros & J. Battis, Planning Dept.
Chandler McMcoy, Docomomo
Historic Distribution List
Exemption/Exclusion File
Bulletin Board
M.D.F.

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing building is a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response)[1]. Specifically, Planning Department Preservation staff determined that the building is representative of the work of a master, the architectural firm of Wurster, Bernardi & Emmons. It is also considered a contributor to a potential historic district, a section of Pacific Heights characterized by single-family homes in a range of architectural styles. The Planning Department then assessed whether the proposed project would result in a substantial adverse change to the historic resource.

In a memorandum dated April 3, 2006, Planning Department preservation staff determined that the proposed project would be consistent with the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* and that the proposed addition would not result in an adverse impact to a historic resource[2].

This determination was based on the following:

1. The newly proposed addition would be compatible with, yet distinguishable from, the original building;
2. The addition's window square proportion and horizontal orientation would be in keeping with the original house's character as would the addition's overall roof and eave; and
3. The addition would be significantly set back, thereby distinguishing itself from the original building mass.

For these reasons, the proposed addition, alone and with the previously approved addition[3], is consistent with the relevant Secretary of the Interior's *Standards.*

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures not in excess of 10,000 sq ft provided that the project is sited in an area containing all necessary public services and facilities, and is located in an area deemed not environmentally sensitive. The proposed project would meet these criteria by adding a total of 2,705 sq ft to an existing 4,726-sq ft residence, in an area containing existing public services and facilities, and not located in an environmentally sensitive area. The project, therefore, would be exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource under CEQA. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. Therefore, the project would be exempt under the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Mat Snyder, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. April 3, 2006.

[2] Ibid.

[3] Certificate of Determination of Exemption/Exclusion from Environmental Review, 2870 Pacific Avenue, San Francisco, Calif., March 17, 2005. This document is available for review by appointment at 30 Van Ness Avenue, San Francisco, Cali Case No. 2004.0967E.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: 2870 Pacific Avenue
Block: 0962 Lot: 008
Case No.: 2005.0886E
Date of Review: April 3, 2006

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant

Name: Alice Suet Yee Barkley
Company: Luce Forward Hamilton & Scripps
Address: 121 Spear Street, No. 200
Phone: 415-356-4635
Fax: 415-356-3888
Email: abarley@luce.com

Owner

Name: Caley and Heidi Castelein
Company:
Address: 2450 Francisco Street
Phone:
Fax:
Email: ccastelein@TWEISEL.com

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:

The proposal is to add a third story addition to the existing structure at the northeast corner of the building. The addition would be 31-feet by 15.5-feet and setback from the Raycliff Terrace frontage by approximately 16-feet and setback significantly from Pacific Avenue. This is the second recently proposed addition to this house. Another addition at the second level and below grade were approved last year.

Pre-Existing Historic Rating / Survey

The existing building was surveyed as part of the 1976 Citywide Architectural Survey, the building was assigned a rating of "2", out of a scale of –2 to 5.

Historic District / Neighborhood Context

The subject property is located in a section of Pacific Heights that is characterized by detached single-family homes in a diverse range of styles. Represented here are all the Victorian Periods, the best of the City's First Bay Region style and many impressive examples of the Second Bay Region style. Raycliff Terrace is a cul-de-sac that contains houses designed by notable modern architects such as Gardner A. Dailey, Wurster Bernardi and Emmons, and Joseph Esherick.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No ☒Unable to determine
- **Persons:** or ☐Yes ☐No ☒Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: *Staff believes the project is a historic resource for the purposes of CEQA and is significant under Criterion 3 "Architecture" as a work of a master, Wuster, Bernardi, and Emmons, for its character defining features that are importan attributes of the Modern Movement, and for its association with Raycliff Terrace. (See Historic District/Neighborhoo Context section above.)*

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: *The house remains largely unaltered from its original design. The previously approved addition was modified so that it would not have a significant adverse effect on the house.*

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)
☒ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Staff believes that the new addition, either by itself or together with the previously approved addition, is generally compliant with the Secretary of Interior's Standards and therefore would not have a significant affect on the environment. The newly proposed addition will be sheathed in the same 1x4 wood horizontal siding that will be used for the first additior and therefore will be compatible but distinguishable from the original wider siding. The addition's window square proportion and horizontal orientation will also be in keeping with the original house as with the adidtion's overall horizonta roof and eave. The addition will be sited on the rear comer of the lot well setback from Pacific Avenue and setback by about 16-feet from Raycliff Terrace, thereby keeping itself separate from the original building mass.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature _____ Date: 4-11-06
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Glenn Cabreros, Planner

PACIFIC AVENUE-NOR

RAYCLIFF TERRACE-EAST

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

roject Title: 2004.1341E: Conversion of Office Uses to 45 Dwelling Units and Addition of 29 Parking Spaces

ocation: 715-721 Market Street, south side between 3rd and 4th streets, Assessor's Block: 3706, Lots 063 and 064.

ity and County: San Francisco

escription of Nature and Purpose of Project: See second page.

lame of Person, Board, Commission or Department Proposing to Carry Out Project: Tuija Catalano, ttorney, Reuben & Junius, LLP, (415) 567-9000; representing Portland-Pacific Market, LLC, 717 Market St., SF 94103.

EXEMPT STATUS:
X Categorical Exemption State CEQA Guidelines, Section(s) 15301 and 15332; Class Numbers 1(a) and 1(e), and 32.

REMARKS: See second page.

Contact Person: Irene Nishimura Telephone: 558-5967

Date of Determination: April 25, 2005

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Christopher Zupsic, Portland-Pacific Market LLC
Tuija Catalano, Project Counsel, Reuben & Junius, LLP
Kelley Amdur, Northeast Neighborhood Planning Team
Joshua Switsky, Citywide Policy
Planning Commission
Supervisor Chris Daly, District 6
Sue Hestor, Attorney
Historic Resources Mailing List
L. Fernandez/ M.D.F.
Exemption/Exclusion File
Bulletin Board

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Description of Nature and Purpose of Project: The proposed project would include merging of Lot 064 (715-719 Market Street, a through lot to Stevenson Street) and Lot 063 (721 Market Street) into one lot, for a total lot area of approximately 13,100 square feet. In addition, the project would include conversion of approximately 58,225 square feet of office use in the two adjoining buildings on these lots to 45 dwelling units (five units would be affordable units as defined and required under Planning Code Section 315, et. seq.). The 715 Market Street building is about 95 feet tall and has six stories and a mezzanine over ground floor retail, professional office and restaurant spaces and a basement level 16-space parking garage. The 721 Market Street building is about 35 feet tall and has two stories with a mezzanine over ground floor retail space and a basement. The upper stories and mezzanines of both buildings are proposed for conversion to residential use. About 5,000 square feet of office space would be retained, and the approximately 4,000-square-foot retail space would remain. Around 60 percent of the two building's office spaces have been vacant for at most two years.

Twenty-nine parking spaces would be added to the existing 16 spaces, for a total of 45 parking spaces. In order to accommodate the proposed additional twenty-nine parking spaces, the basement level garage area would be expanded in the existing basement level and the parking area also would be extended into the rear portion of the first story of the 715 Market Street building, for a total parking area of approximately 9,800 square feet. The parking garage would have a mechanical stacker system operated by a valet. Garage access would be on Stevenson Street.

The 715-719 Market Street building was constructed in 1906, and underwent subsequent remodeling over the past sixty-five years. It is not included in any federal, State or City historical architecture resources list or survey, nor given any rating by any of these government entities. The Foundation for San Francisco's Architectural Heritage has rated it C, on a scale of A to D (A is the top rating). The 721 Market Street building was constructed in 1907. It is an Unrated – Category V building in the C-3 District, and is not included in any federal or State historical architecture resources list or survey. The Foundation for San Francisco's Architectural Heritage has rated it C.

The two buildings' exterior would not undergo design change. Only minor façade/exterior work would be performed, such as installation of building address, new signs, façade touch-up, etc.

The project site is within a C-3-R (Downtown Commercial, Retail) District, the Market Street Special Sign District, a 120-X Height and Bulk District, and the Central Subway alignment area. The project would require a rear yard exception under Planning Code Section 309-Permit Review in C-3 Districts, Conditional Use Authorization for greater number of parking spaces than the amount allowed as accessory parking, and a Variance from required dwelling unit exposure fro 17 of the 45 units.

REMARKS:
California Environmental Quality Act (CEQA) Guidelines Section 15301(a) or Class 1, provides for an exemption from environmental review for interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, and the restoration or rehabilitation of damaged structures to meet current standards of public health and safety. The proposed project would include interior alterations of two existing adjoining buildings as discussed above, and would not result in an increase in gross square footage. Therefore, the proposed project would be exempt under Class 1.

Exemption from environmental review also is appropriately applied to the proposed change of use because the occupancy of the proposed residential use would be comparable to the occupancy of the existing office use if the building were expanded by 10,000 square feet, under Section 15301(e). The existing office space proposed for conversion has a maximum occupancy of 582 persons, based on the San Francisco Building Code, occupant load factor. If the existing use were to expand by 10,000 square

eet, the number of employees and visitors would increase by about 100 occupants. The occupant load or residential use in the same space would be one-third of that for the existing office use, or 194 persons. Therefore, the proposed project would be comparable to a project exempt under Class 1(e).

Additionally, CEQA Guidelines Section 15332, or Class 32, provides an exemption of an in-fill development meeting various conditions, described below:

a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations*

The proposed use of the residential project is consistent with the C-3-R (Downtown, Commercial, Retail) District. The maximum density ratio in the C-3 District is one dwelling unit for each 125 square feet of lot area as per San Francisco Planning Code Section 125(a), which would be 105 dwelling units for the 13,100 square foot lot. The proposed project's density of 45 dwelling units would be well under the allowable maximum number of dwelling units.

b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is within a highly developed area of San Francisco, and within a densely developed C-3-R District. Thus, the proposed project would be characterized as an in-fill development surrounded by urban uses. The project site totals about 13,100 square feet, or about one-third acre.

c) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is within an intensively developed urban area, is completely covered by the existing buildings, and has no value as habitat for endangered, rare or threatened species.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic: Using the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review, October 2002, the proposed 45 dwelling units with about 4,000 sq. ft. of retail space and about 5,000 sq. ft. of office space would generate about 140 person-trips and 22 vehicle-trips in the p.m. peak-hour, compared to 151 person-trips and 31 vehicle-trips during the p.m. peak hour for the existing office and retail uses. Hence, there would be a very slight decrease in area traffic from the proposed project.

The proposed residential, office and retail uses would create a parking demand of 83 parking spaces, compared to a demand of 79 parking spaces for the existing office and retail use. The proposed project would have 45 parking spaces, which would be a 38-space deficit. San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact (CEQA Guidelines 15131(a)). The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit

service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking spaces at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the transportation analysis, as well as in the associated air quality and noise analyses, reasonably addresses potential secondary effect. In addition, the project site is located in an area well served by local and regional public transit services.

Noise: An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes, and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The noise generated by occupancy of the proposed development would be considered common and generally accepted in urban areas, and would not be considered a significant impact of the proposed project.

Air Quality: The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based upon the minimum size projects, which the BAAQMD considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. For residential projects, the threshold is 510 units. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the proposed project.

Water Quality: The proposed project would not generate wastewater that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

e) The site can be adequately served by all required utilities and public services.

The project would be in an area where all utilities and services are provided, and no need for any expansion of public utilities or public service facilities is anticipated.

The proposed project is an in-fill development that meets the above conditions, and would have no significant environmental effects.

Lastly, CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For the above reasons, the proposed project is appropriately exempt from environmental review.

PLANNING DEPARTMENT

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	4TH FLOOR	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB SITE
	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING

December 26, 2006

Subject: 3300 Clay Street (Assessor's Block 0997, Lot 003); Proposed Alteration of a Six-Unit Residential Building to Add a 6-Car Garage at the Ground Floor
Planning Department Case No. 2006.0897E
Determination of Categorical Exemption

To Whom It May Concern:

The Planning Department issued a categorical exemption on April 25, 2006 for a proposed alteration of a six-unit residential building at 3300 Clay Street (Assessor's Block 0997, Lot 003) to add a 6-car garage at the ground floor. A copy of the permit (Building Permit Application 2006.02.27.5519) stamped "Categorically Exempt From Environmental Review" is attached. The Planning Department determined that the building at 3300 Clay Street is a historic resource as defined by the California Environmental Quality Act, but that the proposed project would not result in a significant adverse impact to the resource. Photos of the building are attached.

The categorical exemption has been appealed to the Board of Supervisors (Board). A hearing before the Board on the appeal is scheduled for January 9, 2007.

If you have any questions regarding this matter, please call me at (415) 558-5993. Thank you.

Sincerely,

Lisa Gibson
Senior Planner

DOCUMENTS DEPT.

DEC 29 2006

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Attachments:

1) Stamped permit
2) Photos of building

LDG. ORM 3/8 2006/02/27/5519 APPLICATION NUMBER

APPROVED FOR ISSUANCE

APPROVAL NUMBER:

N.V.

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

FORM 3 ☒ OTHER AGENCIES REVIEW REQUIRED

FORM 8 ☐ OVER-THE COUNTER ISSUANCE

2 NUMBER OF PLAN SETS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

▼ DO NOT WRITE ABOVE THIS LINE ▼

DATE FILED	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB	BLOCK & LOT
2/18/06	350320	3300 CLAY ST	0997 003

PERMIT NO.	ISSUED	(2A) ESTIMATED COST OF JOB	(2B) REVISED COST: BY:	DATE:
		~~$60,000~~	$80,000 —	

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR.	(5A) NO. OF STORIES OF OCCUPANCY:	(6A) NO. OF BASEMENTS AND CELLARS:	(7A) PRESENT USE:	(8A) OCCUP. CLASS	(9A) NO. OF DWELLING UNITS:
VN	4	1	RESIDENTIAL APARTMENTS STORAGE	R-1/S-1	6

DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR.	(5) NO. OF STORIES OF OCCUPANCY:	(6) NO. OF BASEMENTS AND CELLARS:	(7) PROPOSED USE (LEGAL USE)	(8) OCCUP. CLASS	(9) NO. OF DWELLING UNITS:
VN	4	1	RESIDENTIAL APARTMENTS GARAGE	R-1 S-1 R-3	6

(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED?	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION?	(12) ELECTRICAL WORK TO BE PERFORMED?	(13) PLUMBING WORK TO BE PERFORMED?
YES ☒ NO ☐	YES ☒ NO ☐	YES ☒ NO ☐	YES ☐ NO ☒

(14) GENERAL CONTRACTOR	ADDRESS	ZIP	PHONE	CALIF.LIC.NO.	EXPIRATION DATE
UNKNOWN					

(15) OWNER - LESSEE (CROSS OUT ONE)	ADDRESS	ZIP	BTRC#	PHONE (FOR CONTACT BY DEPT.)
H. ~~REGINALD~~	PHILPOTT ASSOC. LLC.		3300 CLAY	(415) 584-0

(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)

REMOVE ~~BASEMENT~~ 1,200 SF. STORAGE WALLS AND INSTALL 6 CAR GARAGE. - CHANGE OF OCCUPANCY S-1 TO U-1 AND NEW GRADIN

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING?	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING?	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA
YES ☐ NO ☒	FT.	YES ☐ NO ☒	SQ. FT.

(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED?	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE?	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN)	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY?
YES ☐ NO ☒	YES ☐ NO ☒	YES ☐ NO ☒	YES ☐ NO ☒

(25) ARCHITECT OR ENGINEER (DESIGN ☐ CONSTRUCTION ☐)	ADDRESS	CALIF.CERTIFICATE NO.
P. WHITEHEAD & ASSOC.	671 ROCKDALE DR.	C3-, 996

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY, IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS
	SF. CA 94127

IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.

No portion of building or structure or scaffolding used during construction, to be closer than 6'0" to any wire containing more than 750 volts See Sec 385, California Penal Code.

Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site

Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade lines are not the same as shown revised drawings showing correct grade lines, cuts and fills together with complete details of retaining walls and wall footings required must be submitted to this department for approval.

ANY STIPULATION REQUIRED HEREIN OR BY CODE MAY BE APPEALED.

BUILDING NOT TO BE OCCUPIED UNTIL CERTIFICATE OF FINAL COMPLETION IS POSTED ON THE BUILDING OR PERMIT OF OCCUPANCY GRANTED, WHEN REQUIRED.

APPROVAL OF THIS APPLICATION DOES NOT CONSTITUTE AN APPROVAL FOR THE ELECTRICAL WIRING OR PLUMBING INSTALLATIONS. A SEPARATE PERMIT FOR THE WIRING AND PLUMBING MUST BE OBTAINED. SEPARATE PERMITS ARE REQUIRED IF ANSWER IS "YES" TO ANY OF ABOVE QUESTIONS (10) (11) (12) (13) (22) OR (24).

THIS IS NOT A BUILDING PERMIT. NO WORK SHALL BE STARTED UNTIL A BUILDING PERMIT IS ISSUED.

In dwellings all insulating materials must have a clearance of not less than two inches from all electrical wires or equipment.

CHECK APPROPRIATE BOX

☐ OWNER ☐ ARCHITECT
☐ LESSEE ☐ AGENT
☐ CONTRACTOR ☒ ENGINEER

APPLICANT'S CERTIFICATION

I HEREBY CERTIFY AND AGREE THAT IF A PERMIT IS ISSUED FOR THE CONSTRUCTION DESCRIBED IN THIS APPLICATION, ALL THE PROVISIONS OF THE PERMIT AND ALL LAWS AND ORDINANCES THERETO WILL BE COMPLIED WITH.

3/8-03 (REV. 1/02)

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under the permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.

In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have coverage under (I), or (II) designated below or shall indicate item (III), or (IV), or (V), whichever is applicable. If however item (V) is checked item (IV) must be checked as well. Mark the appropriate method of compliance below.

I hereby affirm under penalty of perjury one of the following declarations:

( ) I. I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided by Section 3700 of the Labor Code, for the performance the work for which this permit is issued.

( ) II. I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____

Policy Number _____

( ) III. The cost of the work to be done is $100 or less.

(X) IV. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California. I further acknowledge that I understand that in the event that I should become subject to the workers' compensation provisions of the Labor Code of California and fail to comply forthwith with the provisions of Section 3800 of the Labor Code, that the permit herein applied for shall be deemed revoked.

X V. I certify as the owner (or the agent for the owner) that in the performance of the work for which the permit is issued, I will employ a contractor who complies with the workers' compensation laws of California and who, prior to the commencement of any work, will have a completed copy of this form with the Central Permit Bureau.

P. Whitehead 2/18/06

Signature of Applicant or Agent — Date

CONDITIONS AND STIPULATIONS

REFER TO: APPROVED: Installation of 6 CAR SPACES and NECESSARY REMODEL OF GARAGE AND STORAGE SPACE.

Jean M. Nutty 6/28/06

BUILDING INSPECTOR, DEPT. OF BLDG. INSP.

DATE:
REASON:
NOTIFIED MR.

1/25/06

APPROVED: Grand [illegible] and excavation to install 6 car garage, new opening inside of bldg to access garage. New Garage door and [illegible] All work per plans

CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

DEPARTMENT OF CITY PLANNING

DATE:
REASON:
NOTIFIED MR.

APPROVED:

BUREAU OF FIRE PREVENTION & PUBLIC SAFETY

DATE:
REASON:
NOTIFIED MR.

APPROVED:

MECHANICAL ENGINEER, DEPT OF BLDG INSPECTION

DATE:
REASON:
NOTIFIED MR.

APPROVED:

CIVIL ENGINEER, DEPT. OF BLDG INSPECTION

DATE:
REASON:
NOTIFIED MR.

APPROVED:

BUREAU OF ENGINEERING

DATE:
REASON:
NOTIFIED MR.

APPROVED:

N/A

DEPARTMENT OF PUBLIC HEALTH

DATE:
REASON:
NOTIFIED MR.

APPROVED:

REDEVELOPMENT AGENCY

DATE:
REASON:
NOTIFIED MR.

APPROVED:

HOUSING INSPECTION DIVISION

DATE:
REASON:
NOTIFIED MR.

I agree to comply with all conditions or stipulations of the various bureaus or department noted on this application, and attached statements of conditions or stipulations which shall be made a part of this application.

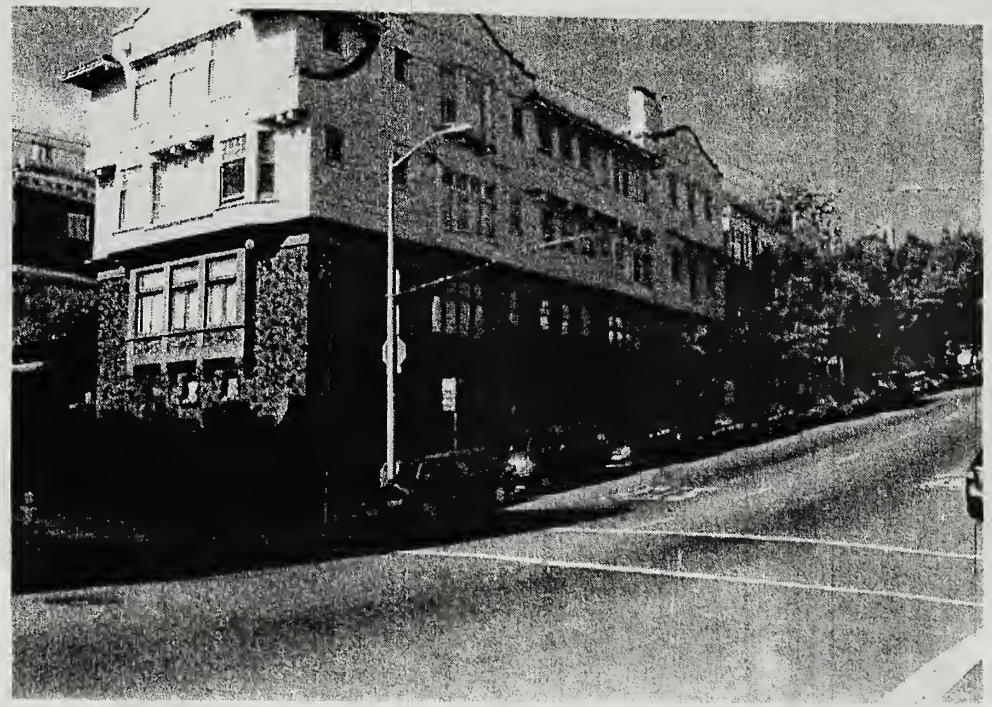
Number of attachments

OWNER'S AUTHORIZED AGENT

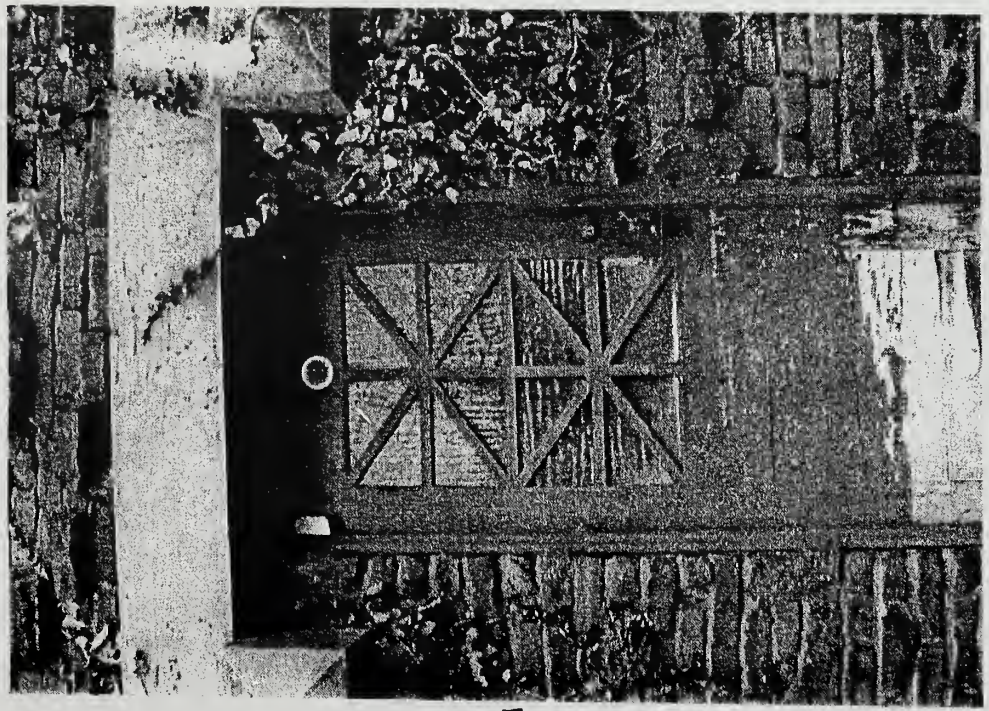
1

2.

3

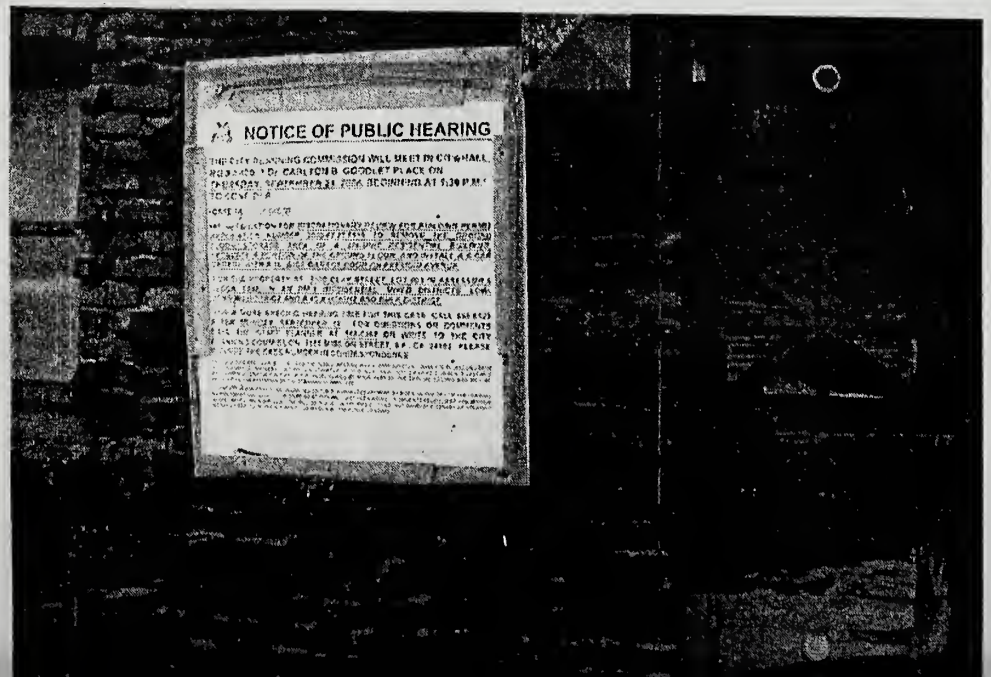


4



5.

6.



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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0947E – Interior Renovations and Addition
Location: 2130 Fulton Street – University of San Francisco, Campion Hall
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 2130 Fulton Street on the University of San Francisco (USF) main campus (Assessors Block 1145, Lot 003). The proposed project would include the renovation and expansion of an existing building known as Campion Hall. Campion Hall is an L-shaped three- and four-story building consisting of the main structure constructed in 1927 and an Annex constructed in 1931.[1] A two-story structure is attached at the center of the rear of the main structure and contains the Gill Theater, which was constructed at the same time as the main building (see attached photographs). Campion Hall is approximately 135,000 square feet in size and is 64 feet tall

106

Continued on Next Page

Name of Person, Board, Commission or Department Proposing to Carry Out Project: University of San Francisco, Glenn Loomis – (415) 422-2998

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15314 and 15331]

Contact Person: Viktoriya Mass Telephone: 415-558-5955

Date of Determination: April 28, 2006

I do hereby certify that the above determination has been

PAUL E. MALTZER
Environmental Review Officer

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cc:
Glenn Loomis, USF, Project Sponsor
Harry O'Brien, Project Sponsor Attorney
David Lindsay, Planning Department
Jake McGoldrick, District 1, Board of Supervisors
Ross Mirkarimi, District 5, Board of Supervisors
Historic Preservation Distribution List
V. Byrd/Bulletin Board and Master Decision File
Planning Commission
Exemption/Exclusion File
Distribution List

[1] Page & Turnbull, Inc., *Campion Hall Final Historic Resource Evaluation*, December 2005. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.0947E.

would not add net new staff, faculty or students to the school. Accordingly, the proposed project is appropriately exempt from environmental review pursuant to Section 15314 of the CEQA State Guidelines.

CEQA State Guidelines Section 15331 (Class 31) provides an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Secretary of the Interior's Standards). Under CEQA, evaluation of the potential for proposed projects to impact historical resources is a two-step process. The first step is to determine whether the property is an historical resource. If the property is an historical resource, the second step is to evaluate whether the proposed project would cause a substantial adverse change to the historical resource. CEQA Statutes Section 21084.1 defines an historical resource as, "... a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources," properties included in a local register of historical resources, or properties deemed significant pursuant to criteria set forth in Public Resources Code Section 5024.1(g). Resources eligible for listing in the California Register of Historical Resources include buildings, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, state or national level under one or more of the following criteria:

> **Criterion 1 (event)**: It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
> **Criterion 2 (persons)**: It is associated with the lives of persons important to local, California, or national history; or
> **Criterion 3 (architecture)**: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
> **Criterion 4 (information potential)**: It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department first determined that Campion Hall is an historical resource as defined by CEQA because it appears to be eligible for listing in the California Register of Historical Resources under Criteria 1 and 3.[2] The Planning Department then determined that the proposed project would meet the Secretary of the Interior's Standards and thus, would not cause a substantial change in the significance of an historical resource. Accordingly, the proposed project is appropriately exempt from environmental review pursuant to Section 15331 of the CEQA State Guidelines.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project site is within the former Masonic Cemetery (1854-1931) bounded by Turk, Geary, Masonic and Parker Street. Historic human remains, associated

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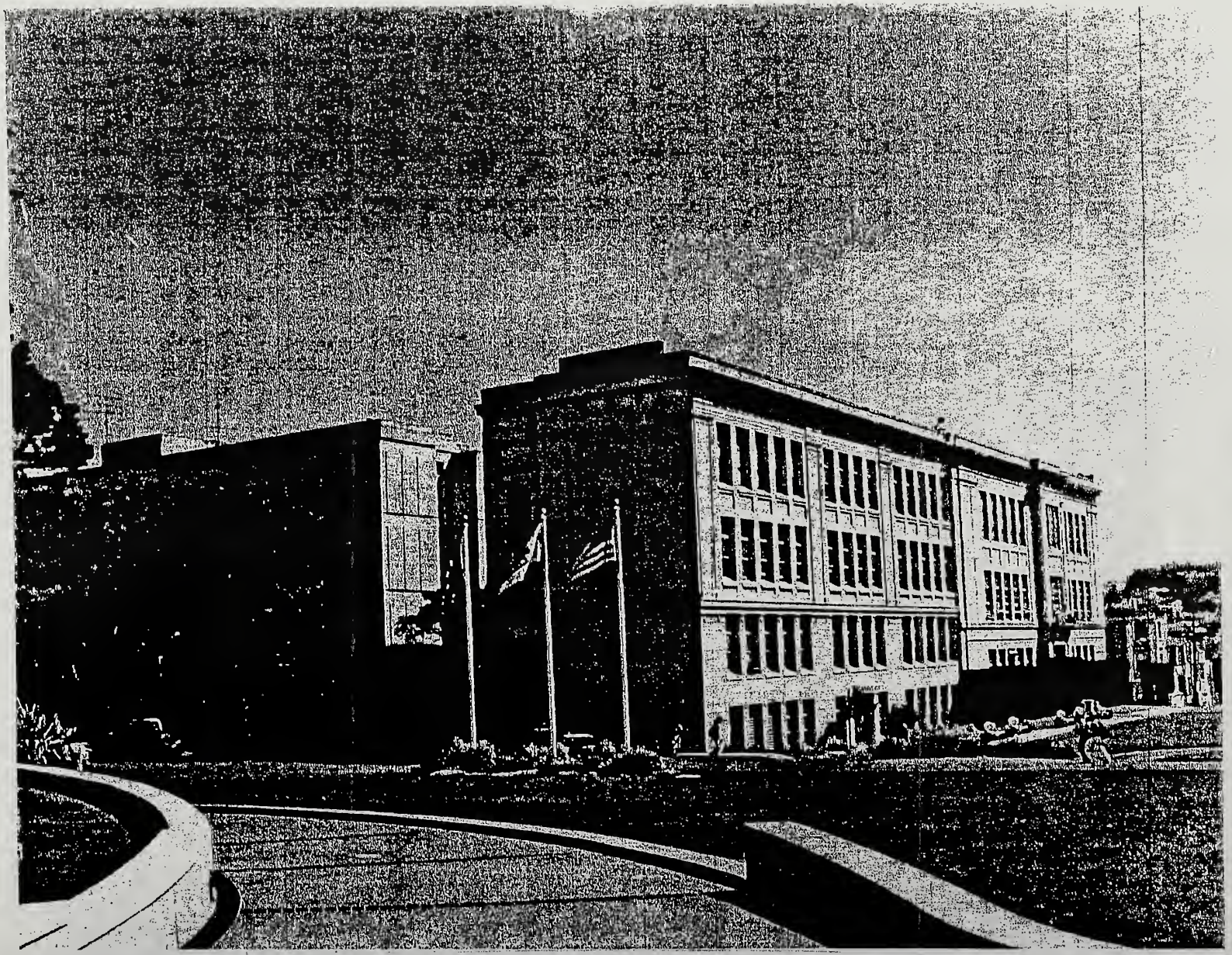
[2] Memorandum from Tina Tam, Preservation Technical Specialist, to Viktoriya Mass, Major Environmental Analysis, March 24, 2006. (The Memorandum is attached to this Certificate of Determination).

View northwest of Campion Hall from Fulton Street.



View southeast of Northwest corner of
Campion Hall and Cowell Hall.

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	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Viktoriya Mass

Project Address: 2130 Fulton Street
(USF Campion Hall)
Block: Lot: 1145/003
Case No.: 2004.0947E
Date of Review: March 24, 2006

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

Preparer / Consultant
Name: Eileen Wilde
Company: Page & Turnbull, Inc.
Address: 724 Pine Street
Phone: 362-5154
Fax: 362-5560
Email:

Owner
Name: University of San Francisco (Glenn Loomis)
Company:
Address: 2130 Fulton Street
Phone: 422-2900
Fax: 422-2998
Email: loomis@usfca.edu

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description: The project will include interior renovation of Campion Hall, consisting of the original three- and four-story building constructed between 1926 and 1927, and a four-story, "annex" addition built in 1931. The project will include extensive structural and building code upgrades. The University of San Francisco intends to largely demolish and rebuild the interior of Campion Hall, and replace all of the exterior doors and windows. In addition, the two-story auditorium will be converted to office space with a second level of floor space added within the existing building envelope. A new two-story atrium will also be added at the rear of the building. The subject property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Pre-Existing Historic Rating / Survey:
Campion Hall is included in the 1976 Architectural Survey.

Historic District / Neighborhood Context:
The subject property is located on the campus of the University of San Francisco. The campus is divided into two parts: the Main Campus, which is bounded by Golden Gate Avenue, Masonic Avenue, Fulton Street, and Parker Avenue; and the Lone Mountain Campus, which sits to the north of the Main Campus and is bounded by Anza Street, Masonic Avenue, Turk Boulevard, and Parker Avenue. Campion Hall is on the Main Campus section and is characterized primarily by its location on top of a hill overlooking the city.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility*

6.) Whether the proposed project may have an adverse effect on off-site historical resource such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature _____ Date 3-28-06

Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0617E: 130-132 Turk Street, Renovation of and Addition to a Vacant Commercial Building for Nine Residential Units and Ground-Floor Commercial

Location: 130-132 Turk Street, between Taylor and Jones Streets (Assessor's Block 339, Lot 6)

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve the renovation of an existing three-story, approximately 11,115-square-foot (sf), 46-foot tall, vacant, commercial building. The renovation would include the addition of two floors and two new mezzanine levels, and the enlargement of the basement level. The proposed five-story, 20,292-gross-square-foot (gsf) structure would contain 3,785-gsf for garage and storage use in the basement/garage level; 4,010-gsf of commercial use in the first floor and first-floor mezzanine level; and 12,497 gsf of residential use in the second through fifth floors, including the third floor mezzanine level. Three off-street parking spaces are proposed at the basement level. The project site is located on the north side of Turk Street between Taylor and Jones Streets. The site is zoned RC-4 (Residential-Commercial Combined, High Density), and is in an 80-120-T height and bulk district. The property is also located in the North of Market Residential Special Use District. The property has a National Register Status Code of 3D, as a contributing structure to the San Francisco Apartment Hotel Historic District, and has a Heritage rating of "C," for contributory. The proposed project would require a variance for exceptions to the rear yard and exposure requirements.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Project sponsor: David Nale, (415) 265-3496

X Categorical Exemption [State Guidelines Section 15332] Class Number 32

REMARKS: (See reverse side)

Contact Person: Nannie Turrell Telephone: 558-5994

Date of Determination:

April 28, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc. David Nale, Project Sponsor
Yakuh Askew, Architect
Marvis Phillips, Alliance for a Better District 6
Supervisor Daly
Adam Light, San Francisco Planning Dept.
Jim Miller, San Francisco Planning Dept.
Historic Resource List
Bulletin Board/MDF/Exemption/Exclusion File

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Remarks: The proposed project would involve the renovation of an existing approximately 45-foot-tall, three-story, 11,115-square-foot (sf), vacant commercial building into a 20,292-gsf, 65-foot tall residential building with nine units, and commercial use on the ground-floor and ground-floor mezzanine level. The proposed renovation includes a two-story addition to the existing building on the project site. Three off-street parking spaces would be provided on the basement level in 3,782 gross square feet (gsf). The commercial use would occupy 4,010 gsf, and the residential use would occupy 12,497 gsf. Access to the lobby of the residential use, the car lift to the basement level, and the commercial space would be at the ground floor level from Turk Street. The site is zoned RC-4 (Residential-Commercial Combined, High Density), and is in an 80-120-T height and bulk district. The property is also located in the North of Market Residential Special Use District. The property has a National Register Status Code of 3D, as a contributing structure to the San Francisco Apartment Hotel Historic District, and has a Heritage rating of "C," for contributory.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building on the project site was an historical resource as defined by the California Environmental Quality Act (CEQA). Because the property has a National Register Status Code of 3D, it is classified "A.2" under the *City and County San Francisco Planning Department CEQA Review Procedures for Historic Resources.*[1] Buildings, which meet the criteria for Category A.2 are buildings, which are on adopted local registers, and properties that have been determined to appear eligible, or which may become eligible for the California Register. Because the property would be considered an historical resource under CEQA, the proposed project was evaluated to determine if it is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (Secretary of Interior's Standards),* or if the proposed addition would materially impair the resource.

An Historic Resource Evaluation Memorandum dated August 16, 2005 was prepared by Planning Department staff and concluded that the project as proposed at that time was not consistent with the *Secretary of the Interior's Standards*, and recommended the following conditions of approval:

- Retain existing historic features on the front façade, including window locations, window sash, entrance to the upper floors, and the storefront location;
- Eliminate the garage or locate it to the right of the storefront. Garage door width should be small (+/- 8'-0"), and material should be compatible with the district, such as wood or gloss.
- Any other alterations should be compatible with the architecture of the building and surrounding district. Materials and finishes should be refined and highly finished, not industrial or modernist, to be compatible with the architecture of the building and surrounding district.[2]

Revised project plans, dated September 26, 2005, were submitted to the Planning Department for review. The revised changes meet the conditions outlined in the August 16, 2005 Historic Resource Evaluation Response Memorandum. Specifically the original stair entrance is no longer behind the metal roll-up door on the ground level of the front façade. The existing window openings, sash configuration and materials are maintained. Vent louvers will be replaced with glass, which is appropriate given the change in use of the building. Therefore, the project as currently proposed meets the *Secretary of the Interior's Standards*, and could not have a substantial adverse impact on the historic resource.[3]

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[1] San Francisco Planning Department 2004. *City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources.* October 8.

[2] Light, Adam, Preservation Technical Special, San Francisco Planning Department, 2005. Memorandum: Historic Resource Evaluation Response, 130 Turk Street. August 16. This memorandum is attached.

[3] Light, Adam, Preservation Technical Special, San Francisco Planning Department, 2005. Email to Nannie Turrell, Environmental Planner, San Francisco Planning Department. September 26. This email is attached.

Because the proposed project has been found to meet the *Secretary of the Interior's Standards*, it will not cause a substantial adverse change on the historical resource under CEQA Section 15300.2(f), California Environmental Quality Act, CEQA Guidelines 2005. Guideline Section 15300.2(f) reads as follows: "Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of an historical resource." Given that the proposed project will not cause a substantial adverse change on the historical resource, the Planning Department may use the exemption provided for in CEQA Guidelines Section 15332, Class 32.

CEQA State Guidelines Section 15332, or Class 32, In-Fill Development Projects, allows for the exemption of an in-fill development meeting various conditions, described below:

(a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The site is within an RC-4 (Residential-Commercial Combined, High Density) zoning district, which provides for a mixture of high-density dwellings with supporting commercial uses. The project is also in the North of Market Residential Special Use District. The proposed dwelling unit density would be consistent with that allowed in the RC-4 district, which permits dwellings at a density ratio not exceeding one dwelling unit for each 200 square feet of lot area, allowing a maximum of 18 dwelling units on the site. Three off-street parking spaces are proposed, meeting the Planning Code requirement. A variance would be required for not meeting the 25% rear yard requirement or the exposure requirement in four of the units. The project proposes to meet the open space requirement in an interior courtyard and on the roof. The North of Market Residential Special Use District was established to protect and enhance housing resources near the downtown, conserve low and moderate income housing stock, preserve buildings of architectural importance, preserve the existing scale of development, maintain sunlight in public spaces, and limit development that would impact the residential nature of the area. The proposed project meets these objectives.

(b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site, on the north side of Turk Street between Jones and Taylor Streets is within a developed area of San Francisco consisting of primarily residential uses, with some first floor retail. The proposed project would convert a vacant commercial building to residential uses, and is surrounded by residential and mixed-use buildings in an urban setting. The site size is 3,781 square feet, or .09 acre.

(c) *The project site has no value as habitat for endangered, rare or threatened species.*

The project site is improved with a commercial building with 100 percent lot coverage, and is surrounded by existing buildings. The project site has no habitat value for endangered, rare or threatened species.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

Based on the trip rate for residential and commercial use in the Planning Department's *Transportation Impact Analysis Guidelines for Environmental Review* (October 2002), the proposed project would generate approximately 682 daily person-trips, including

about 68 daily person-trips during the p.m. peak hour. These 68 p.m. peak-hour person-trips would be distributed among various modes of transportation, including about 23 automobile person-trips, 14 transit trips, 24 walking trips, and 7 trips by other means, which include bicycles and motorcycles. The proposed project would generate 11 p.m. peak-hour vehicle trips.

The estimated project-generated increase of 11 vehicle trips during the p.m. peak hour would not be considered a substantial traffic increase relative to the existing capacity of the local street system. The change in traffic in the project area as a result of the proposed project would be undetectable to most drivers. The proposed project would add a small increment to the cumulative long-term traffic increase on the local roadway network in the neighborhood and to other land use and development changes in the region.

The proposed project would generate about 14 p.m. peak-hour transit trips, which would be distributed among the public transit lines providing service to the vicinity of the project site. This minor addition to the transit system would not have a substantial or noticeable impact upon transit services in the project area or affect transit operations. The project site is well served by public transit, with both local and regional service provided nearby. The project site is located one block from Market Street, which is well served by The San Francisco Municipal Railway's (MUNI) transit lines. The Powell Street BART (Bay Area Rapid Transit) is located on Market Street within two blocks of the project site.

According to Section 151 of the Planning Code, Table 151, three off-street parking spaces would be required for this project. The project would provide three off-street parking spaces, which would meet Planning Code requirement. Based on the Planning Department's Transportation Impact Analysis Guidelines for Environmental Review, the proposed project would create a parking demand of about 23 daily spaces. Given that the proposed project would provide three parking spaces, the proposed project would have an unmet parking demand of 20 daily spaces. The unmet parking demand estimate, may be overstated because, as indicated by Census tract data, two-thirds of people in this area either walk, bicycle, or take transit to their destination.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such

resulting shifts to transit service in particular, would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The project site is conveniently located to provide alternatives to automobile use. As discussed above, the project site is within walking distance of numerous Muni transit lines, as well as the Powell Street BART station.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably address potential secondary effects.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The San Francisco Noise Ordinance (Article 29 of the City Police Code) would regulate mechanical equipment used by the proposed building. Noise generated by occupancy of the proposed building would be considered common and generally accepted in urban areas.

The proposed demolition and construction could generate noise, and possibly vibration that may be considered an annoyance by occupants of nearby properties. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between noise source and listener, and the presence or absence of barriers. The San Francisco Noise Ordinance requires that noise levels of construction equipment other than impact tools not exceed 80 decibels at a distance of 100 feet from the source. Impact tools (jackhammers, pile drivers, impact wrenches,) must have both intake and exhaust muffled to the satisfaction of the Director of Public Works. Section 2908 of the ordinance prohibits construction between 8:00 p.m. and 7:00 a.m. if noise would exceed the ambient level by five decibels at the property line, unless the Director of Public Works authorizes a special permit. Because construction noise is regulated and is temporary and intermittent, it would not be expected to result in a significant impact.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum sized projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The threshold for apartments, in the residential use category, is 510 dwelling units. The proposed project is well below this threshold. Therefore, no significant air quality impacts would be generated by the proposed project.

Shade and Shadow

Section 295 of the San Francisco Planning Code was adopted in response to Proposition K (passed in November 1984) in order to protect certain public open spaces from

shadowing by new structures during the period between one hour after sunrise and one hour before sunset, year-round. Section 295 restricts new shadow upon public spaces under the jurisdiction of the Recreation and Park Department by any structure exceeding 40 feet unless the City Planning Commission finds the impact to be insignificant. An initial shadow analysis prepared by the Planning Department determined that the proposed project had the potential to cast new shadow on Boeddeker Park. Subsequent detailed studies prepared by the project sponsor and reviewed by Planning Department staff, showed that the proposed project would not impact Boeddeker Park or any other properties protected by Section 295.[4] Therefore, the proposed project would not result in any significant shadow impacts.

Water Quality

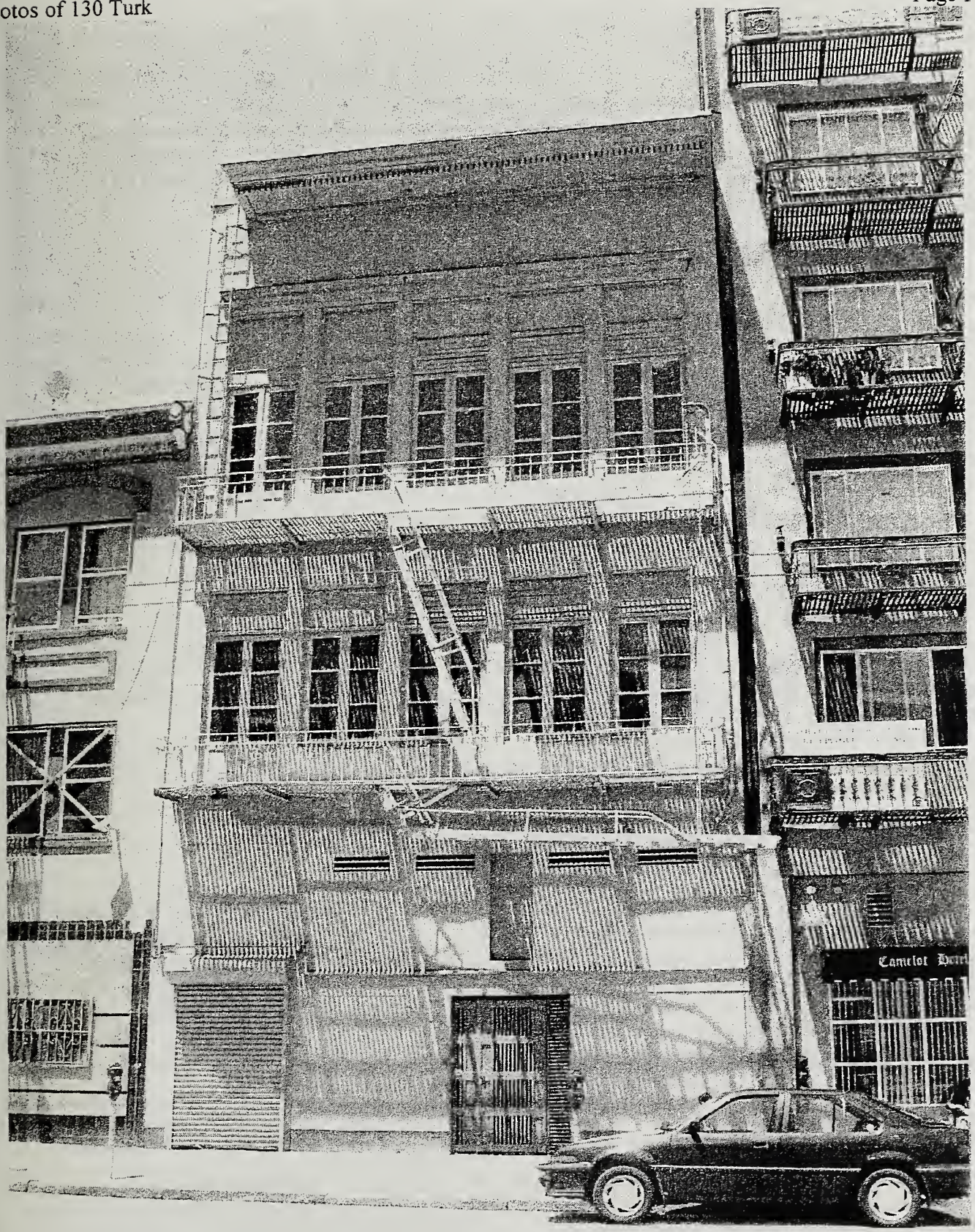
The proposed project would not generate wastewater that would have the potential to degrade water quality or contaminate a public water supply. The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a presumed historical resource under CEQA. The proposed changes would not cause a substantial adverse change in the significance of the historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

[4] Michael Li, San Francisco Planning Department. Letter to Yakuh Askew, sofa-architecture. February 28, 2006. This letter is attached.



Front of 130 Turk Street

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 130 Turk Street
Block: 0339; Lot: 006
Case No.: 2005.0617E
Date of Review: August 16, 2005

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant
Name: David Nale
Company:
Address: 126 Fillmore Street
Phone: (415)265-3496
Fax: (209)729-5231
Email:

Owner
Name: David Nale
Company:
Address: 126 Fillmore Street
Phone: (415)265-3496
Fax: (209)729-5231
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
130 Turk Street is a vacant three-story-over-basement commercial building, most recently occupied by a health club. The proposal is to convert this structure to eight condominium units, ~~two~~ one being commercial and ~~six~~ seven residential, with parking in the basement. The project will include seismic upgrade as well as significant alterations to the front façade as currently proposed.

Pre-Existing Historic Rating / Survey
- 3D Rating as part of the Tenderloin Hotel and Apartment National Register Eligible District
- San Francisco Architectural Heritage Rating: C

Historic District / Neighborhood Context
Tenderloin Hotel and Apartment National Register Eligible District
The surrounding neighborhood is a mixture of early 20th Century mid to high-rise apartment and hotel buildings with ground floor retail, low rise commercial, parking, and automotive repair buildings.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1913-1940

Notes: The subject building is a contributor to a district that appears eligible for listing on the National Register of Historic Places.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject building generally retains its integrity in terms of its contributory status to a district that "appears to be eligible for listing on the National Register of Historic Places" (3D). There have, however been some incompatible alterations, such as a solid roll-down security gate that obscures the front raised pedestrian entrance to the upper levels of the building. Also, the original storefront and transom windows, if they actually still exist, are boarded up and obscured by security gates. It also appears that a number of vents have been installed in several locations at the ground level. A portion of the left end of the cornice has been removed to make way for a fire escape ladder. The window openings and sash are intact, as well as the raised pedestrian entrance accessing the upper levels of the building. The storefront retains its original location, if not its original materials. Much of the original detailing on the building still exists, although not readily apparent, as it has been "painted out", with no contrasting color schemes. The building's contributory status to this district is still very apparent.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☒ Category A (1)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☒ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

A. Retain existing historic features on the front façade, including the historical window locations, original window sash, original entrance to the upper floors, and the storefront location as well as any historic materials that remain.

B. Consider eliminating the proposed garage entrance, or locating it to the right side of the storefront. If a garage entrance is installed, the garage door should be the smallest width possible (+/- 8'-0"), and should be made of materials more compatible with the district, such as wood or etched glass (i.e., a more refined or highly finished material, as opposed to the industrial material proposed.)

C Any other alterations to the building should be compatible with the architecture of the building and surrounding district. Materials and finishes are typically refined and highly finished, as opposed to being industrial or overly modernist in nature. Contemporary designs and materials can be designed such that they are compatible with the building and district.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

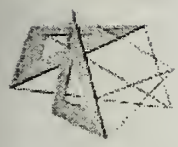
☒Yes ☐No ☐Unable to determine

The proposed project, if implemented as currently proposed, could have an adverse effect on the surrounding district by making the subject building no longer eligible as a contributor to this district.

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 8/22/05
Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File



Adam Light/CTYPLN/SFGOV
09/26/2005 02:23 PM

To Nannie Turrell/CTYPLN/SFGOV@SFGOV
cc
bcc
Subject 130 Turk Street

Dear Nannie,

Per our meeting today with project sponsor David Nale and his architect Yakuh Askew, the revised changes shown to us on the plans dated September 26, 2005 meet the conditions outlined in Item No. 5 of my August 16, 2005 memorandum. Specifically this is true given the fact that the original stair entrance no longer exists behind the metal roll-up door on the ground floor of the front façade. Also the project sponsor has changed the proposed upper story alterations to maintain the existing window openings, as well as the sash configuration and materials, but will be replacing the vent louvers with glass -- an appropriate change given the change in use of the building. Therefore, in my judgement, the project meets the Secretary of the Interior's Standards for Rehabilitation of Historic Structures and therefore could not have an substantial adverse impact on this historic resource, 130 Turk Street.

Adam Light
San Francisco Planning Department
1660 Mission Street, 5th Floor
San Francisco, CA 94114

(415) 558-6254 (voice)
(415) 558-6409 (fax)

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February 28, 2006

Yakuh Askew
2407 Harrison Street, Suite 2
San Francisco, CA 94110

RE: Case No. 2005.0617K
130 Turk Street
Shadow Analysis

Dear Mr. Askew:

The Planning Department has reviewed the above-referenced project for compliance with Section 295 of the Planning Code, which restricts structures over 40 feet in height from casting new shadow on properties under the jurisdiction of the Recreation and Park Department.

Following an initial shadow analysis, it was determined that the proposed project had the potential to cast new shadow on Boeddeker Park.

Based on the additional information that you provided, the Department has determined that the proposed project will not impact Boeddeker Park or any other properties protected by Section 295. The Department hereby concludes that the proposed project complies with the provisions of Section 295 of the Planning Code.

If you have substantial reason to believe that there was an error in the interpretation of the provisions of the Planning Code or abuse of discretion on the part of the Zoning Administrator, you may file an appeal with the Board of Appeals within fifteen (15) days of the date of this letter. For more information regarding the appeal process, please contact the Board of Appeals at 1660 Mission Street, Room 3036, San Francisco, CA 94103 or call (415) 575-6880.

If you have any questions, please contact me at (415) 558-6396.

Sincerely,

Michael Li

Michael Li
For Lawrence B. Badiner
Zoning Administrator

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2004.0947E – Interior Renovations and Addition
Location: 2130 Fulton Street – University of San Francisco, Campion Hall
City and County: San Francisco

Description of Nature and Purpose of Project: The project site is located at 2130 Fulton Street on the University of San Francisco (USF) main campus (Assessors Block 1145, Lot 003). The proposed project would include the renovation and expansion of an existing building known as Campion Hall. Campion Hall is an L-shaped three- and four-story building consisting of the main structure constructed in 1927 and an Annex constructed in 1931.[1] A two-story structure is attached at the center of the rear of the main structure and contains the Gill Theater, which was constructed at the same time as the main building (see attached photographs). Campion Hall is approximately 135,000 square feet in size and is 64 feet tall

Continued on Next Page

06.

Name of Person, Board, Commission or Department Proposing to Carry Out Project: University of San Francisco, Glenn Loomis – (415) 422-2998

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15314 and 15331]

Contact Person: Viktoriya Mass Telephone: 415-558-5955

Date of Determination: April 28, 2006

I do hereby certify that the above determination has been

PAUL E. MALTZER
Environmental Review Officer

DOCUMENTS DEPT.
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cc:
Glenn Loomis, USF, Project Sponsor
Harry O'Brien, Project Sponsor Attorney
David Lindsay, Planning Department
Jake McGoldrick, District 1, Board of Supervisors
Ross Mirkarimi, District 5, Board of Supervisors
Historic Preservation Distribution List
V. Byrd/Bulletin Board and Master Decision File
Planning Commission
Exemption/Exclusion File
Distribution List

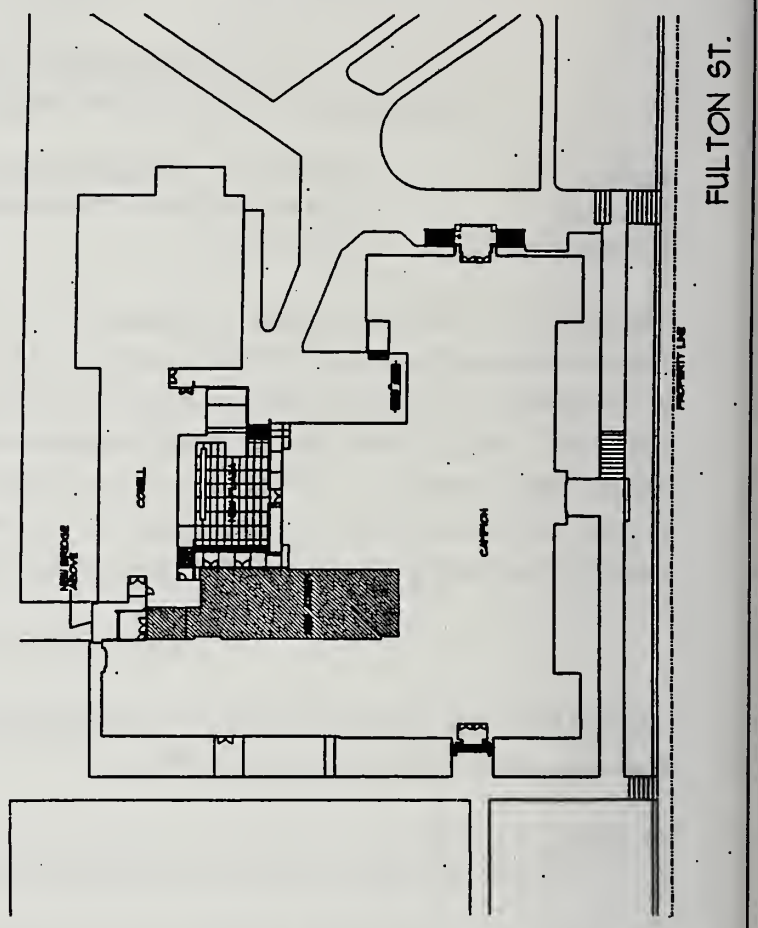
[1] Page & Turnbull, Inc., *Campion Hall Final Historic Resource Evaluation*, December 2005. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.0947E.

Description of Nature and Purpose of Project, continued from previous page:

above grade at its highest elevation. The building currently houses administrative and faculty offices, conference facilities, classrooms and an auditorium, plus ancillary support areas such as restrooms, storage and utilities.

The proposed project would include the following: (1) interior renovation of Campion Hall and extensive structural and building code upgrades; (2) conversion of the two-story Gill Theater to office space with a second level of floor space added within the existing building envelope; and (3) merger of Campion Hall with Cowell Hall (located north of the main structure) via a new bridge structure and an atrium in the courtyard between Campion and Cowell Halls. Related site improvements would include a new exterior plaza between Campion and Cowell Halls (see Figure 1). While the proposed project would add approximately 10,364 square feet of new floor area to the existing building, the height of Campion Hall would not change. At present, there is no parking at the Campion Hall site and the proposed project would not include parking. The proposed project would not provide for new staff, faculty or students to the USF campus.

Figure 1 – Site Plan



Source: Devcon Construction Inc., Project Plans, November 18, 2005.

The project site is located on the north side of Fulton Street, in the block bounded by Parker Avenue, Golden Gate Avenue, Clayton and Fulton Streets. The project site is in the RH-2 (House, Two Family) zoning district and is within an 80-D height and bulk district. The proposed project would not require any variances or special authorizations.

Remarks:

California Environmental Quality Act (CEQA) State Guidelines Section 15314 (Class 14) provides an exemption from environmental review for projects that consist of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or ten classrooms, whichever is less. The proposed project would be the interior renovation of Campion Hall and a merger of Campion Hall with Cowell Hall via a new bridge structure and an atrium in the courtyard. The addition of the new bridge and atrium is minor relative to the size of the existing USF campus and would not include any classrooms. Furthermore, the proposed project

would not add net new staff, faculty or students to the school. Accordingly, the proposed project is appropriately exempt from environmental review pursuant to Section 15314 of the CEQA State Guidelines.

CEQA State Guidelines Section 15331 (Class 31) provides an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Secretary of the Interior's Standards). Under CEQA, evaluation of the potential for proposed projects to impact historical resources is a two-step process. The first step is to determine whether the property is an historical resource. If the property is an historical resource, the second step is to evaluate whether the proposed project would cause a substantial adverse change to the historical resource. CEQA Statutes Section 21084.1 defines an historical resource as, "... a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources," properties included in a local register of historical resources, or properties deemed significant pursuant to criteria set forth in Public Resources Code Section 5024.1(g). Resources eligible for listing in the California Register of Historical Resources include buildings, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, state or national level under one or more of the following criteria:

Criterion 1 (event): It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
Criterion 2 (persons): It is associated with the lives of persons important to local, California, or national history; or
Criterion 3 (architecture): It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; or
Criterion 4 (information potential): It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department first determined that Campion Hall is an historical resource as defined by CEQA because it appears to be eligible for listing in the California Register of Historical Resources under Criteria 1 and 3.[2] The Planning Department then determined that the proposed project would meet the Secretary of the Interior's Standards and thus, would not cause a substantial change in the significance of an historical resource. Accordingly, the proposed project is appropriately exempt from environmental review pursuant to Section 15331 of the CEQA State Guidelines.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project site is within the former Masonic Cemetery (1854-1931) bounded by Turk, Geary, Masonic and Parker Street. Historic human remains, associated

[2] Memorandum from Tina Tam, Preservation Technical Specialist, to Viktoriya Mass, Major Environmental Analysis, March 24, 2006. (The Memorandum is attached to this Certificate of Determination).

burial artifactual material, burial contexts, and cemetery furniture recovered from former cemeteries are frequently considered archeologically significant in San Francisco. The proposed project has the potential to modify soils. The floor of the proposed atrium would require excavation to about 2.5 feet below grade. The atrium's roof would be a light-weight structure and would not carry any live load. Therefore, footings under the columns supporting the roof would be simple, 24 inches by 24inches spread footings. Given the minor excavation that would occur as part of the proposed project as well as previous soil disturbance on the subject property and the fact that possible burials would be well below the depth of excavation proposed, it is not likely that the proposed project would adversely affect CEQA-significant archeological resources.[3] Furthermore, as discussed above, the proposed project would not result in a significant impact on historical resources. There are no other unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant environmental effect. Therefore, the proposed project is appropriately exempt from environmental review.

Neighborhood Concerns:

A "Notification of Project Receiving Environmental Review" was mailed on August 17, 2005 to the owners and occupants of properties adjacent to the project site. Since that time, the proposed project was revised and in its present form is smaller in scope. It no longer includes the removal of the Gill Theater and an additional roof penthouse. Several members of the public requested to be on the mailing list to receive future environmental documentation; however, no concerns were expressed regarding the potential physical environmental effects of the proposed project.

Conclusion:

CEQA State Guidelines Section 15314 (Class 14) provides an exemption from environmental review for projects that consist of minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25 percent or ten classrooms, whichever is less. The proposed project includes an addition to an existing school within existing school grounds that would not increase the student capacity or add classrooms. Therefore, the proposed project is appropriately exempt from environmental review under Section 15314 of the CEQA State Guidelines. CEQA State Guidelines Section 15331 (Class 31) provides an exemption from environmental review for projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards. Since the proposed project would meet the Secretary of the Interior's Standards, it is appropriately exempt from environmental review under Section 15331 of the CEQA State Guidelines.

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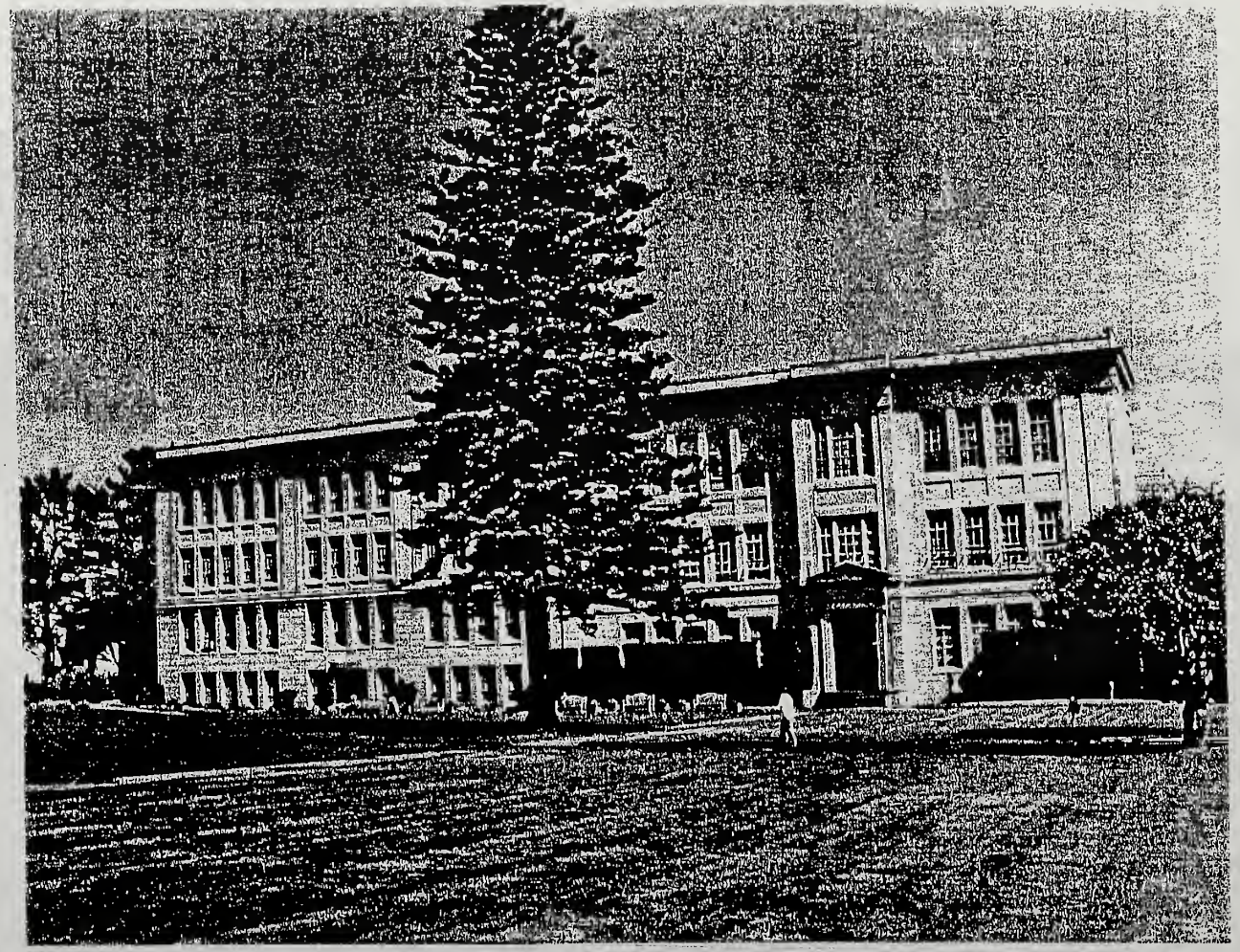
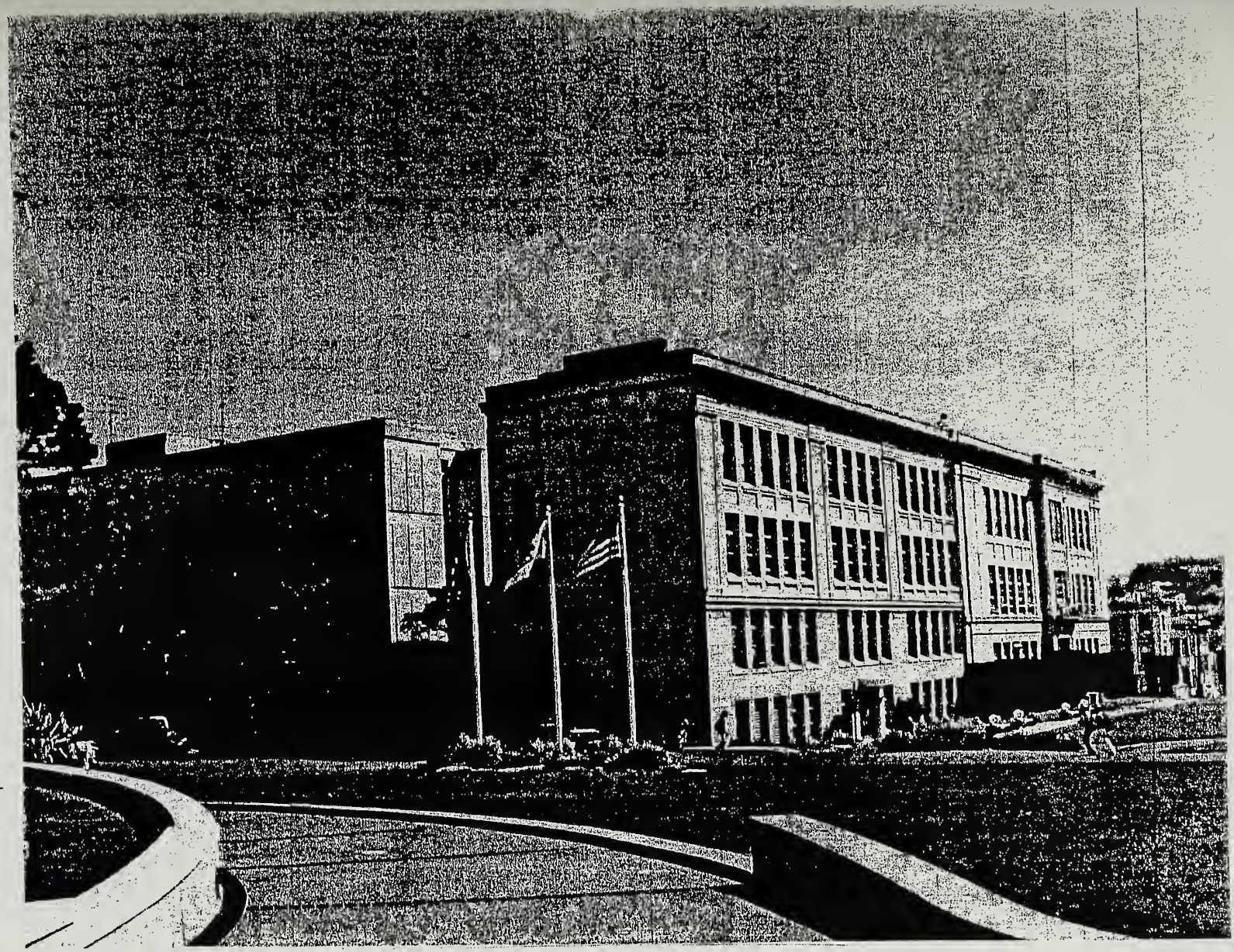
[3] Memorandum from Michael Jacinto, Major Environmental Analysis, to Viktoriya Mass, Major Environmental Analysis, March 24, 2006. A copy of this document is available for public review by appointment at the Planning Department, 1660 Mission Street, 5th Floor, as part of Case File No. 2004.0947E.

View northwest of Campion Hall from Fulton Street.



View east of West side of Campion Hall from vicinity of Saint Ignatius.



View southeast of Northwest corner of
Campion Hall and Cowell Hall.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Viktoriya Mass

Project Address: 2130 Fulton Street
(USF Campion Hall)
Block: Lot: 1145/003
Case No.: 2004.0947E
Date of Review: March 24, 2006

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

Preparer / Consultant
Name: Eileen Wilde
Company: Page & Turnbull, Inc.
Address: 724 Pine Street
Phone: 362-5154
Fax: 362-5560
Email:

Owner
Name: University of San Francisco (Glenn Loomis)
Company:
Address: 2130 Fulton Street
Phone: 422-2900
Fax: 422-2998
Email: loomis@usfca.edu

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description: The project will include interior renovation of Campion Hall, consisting of the original three- and four-story building constructed between 1926 and 1927, and a four-story, "annex" addition built in 1931. The project will include extensive structural and building code upgrades. The University of San Francisco intends to largely demolish and rebuild the interior of Campion Hall, and replace all of the exterior doors and windows. In addition, the two-story auditorium will be converted to office space with a second level of floor space added within the existing building envelope. A new two-story atrium will also be added at the rear of the building. The subject property is in an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

Pre-Existing Historic Rating / Survey:
Campion Hall is included in the 1976 Architectural Survey.

Historic District / Neighborhood Context:
The subject property is located on the campus of the University of San Francisco. The campus is divided into two parts: the Main Campus, which is bounded by Golden Gate Avenue, Masonic Avenue, Fulton Street, and Parker Avenue; and the Lone Mountain Campus, which sits to the north of the Main Campus and is bounded by Anza Street, Masonic Avenue, Turk Boulevard, and Parker Avenue. Campion Hall is on the Main Campus section and is characterized primarily by its location on top of a hill overlooking the city.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility*

is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance: Potentially from 1926 – 1931.

Notes: The original building was designed in the Neoclassical style with both Greek and Roman ornamentation; the "annex" building largely follows this style but also has some Art Deco detailing. Planning Staff agrees with Page and Turnbull's report dated December 2005, that the subject property is eligible for listing in the California Register under Criterion 1 (Events) and Criterion 3 (Architecture) and the proposed project would not cause a substantial change in the significance of a historical resource.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes:

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☒ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature _____ Date 3-28-06
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.1195E

Location: 2740 Broderick Street (Assessor's Block 0951, Lot 021A)

City and County: San Francisco

Description of Nature and Purpose of Project: The project site at 2740 Broderick Street (Block 0951, Lot 021A) is approximately 5,934 square feet (sq.ft.) in size, L-shaped, and is located mid-block on the on east side of Broderick Street on a block bounded by Broderick, Union, Divisadero and Green Streets. The proposed project would involve demolition of an existing one-story single-family building and a three-car garage, and the construction of a new four-story single-family building. The proposed project would total approximately 8,160 sq.ft. The project site is zoned RH-1 (Residential, Single-Family) and is within a 40-X height and bulk district.

Remarks: In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site is not

(Continued on next page)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Aleck Wilson, AWA (415) 241-9641

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(1) and 15303(a)]

Contact Person: Joy Navarrete Telephone: (415) 558-5975

Date of Determination:
May 2, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

Aleck Wilson, AWA
Aaron Starr, San Francisco Planning Dept.
Supervisor Michela Alioto-Pier, District 2
Historic Resources Mailing List
Bulletin Board
M.D.F.
Exemption/Exclusion File

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Remarks: (Continued from previous page)

an historic resource as defined by the California Environmental Quality Act (CEQA).[1] The project is located in the Marina Neighborhood, on the east side of Broderick Street. The existing building was constructed in 1936 and designed in a minimal traditional style. It has a square plan, totaling approximately 1,056 square feet in size, is elevated approximately two feet off the ground and is detached on all four sides. The building has a low pitch side gable roof at the front, and a cross gable and flat roof at the rear. The main entrance is recessed and the windows are divided lights, double hung and casement wood windows. Other than the two shutters flanking a window on the front elevation, there is almost no ornamental or architectural detailing on the wood clad siding building. There is no significant person associated with the building history. Because the existing building is not considered an historical resource under CEQA, and demolition would not cause a substantial adverse change in the significance of an historical resource, it may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Classes 1 and 3.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(l)(1), or Class 1(l)(1), provides an exemption from environmental review for the demolition of one single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption. The proposed project would result in the demolition of a single-family residential building and a garage structure, and would therefore be exempt under Class 1(l)(1).

The proposed project would also involve the construction of a four-story, single-family residential building. Section 15303(a), or Class 3(a), provides an exemption from environmental review for the construction of one single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed. Therefore, the proposed construction of one residential dwelling unit is exempt from environmental review under Class 3(a).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all the above reasons, the proposed project is appropriately exempt from environmental review.

[1] Memorandum from Tina Tam, Preservation Technical Specialist, to Joy Navarrete, Major Environmental Analysis. March 21, 2006.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Contact: Joy Navarrete

Project Address:
Street No. and Name: 2740 Broderick Street
Block: Lot: 0951/021A
Case No.: 2005.1195E
Date of Review: March 20, 2006

Planning Department Reviewer:
Tina Tam
415-558-6325
tina.tam@sfgov.org

Preparer / Consultant
Name: Aleck Wilson
Company: AWA
Address: 630 Waller Street
San Francisco, CA 94117
Phone: (415) 241-9641 ext, 101
Fax: (415) 241-9021
Email:aleck@aleckwilsonarchitects.com

Owner
Name: Paul Gaffney (Trustee)
Company:
Address: P.O. Box 472469
San Francisco, CA 94147
Phone: (415) 733-9705
Fax: (415) 288-0549
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing one-story, single-family dwelling and construct a new four-story, single-family dwelling.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
None

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: The subject property is believed to not be an historic resource or located in any known historic district, so there is no period of significance. Based upon Aleck Wilson's report, dated December 20, 2005, 2740 Broderick was designed by Ed Musson Sharpe for Helen Regensburger in 1936. Based upon the block and lot and Sanborn maps, the lot is irregular in shape. Measuring approximately 36 feet and 6 inches wide at the front for the first 68 feet, the lot widens to 44 feet at the middle for about 10 feet and then further widens to 66 feet for the remaining 51 feet of the lot. The existing single-family dwelling is situated at the rear portion of the lot with the greatest lot width. A three-car, single-story, garage structure is located at the front of the lot.

The building is designed in a minimal traditional style. It has a square plan, totaling approximately 1,056 square feet in size, and is elevated approximately two feet off the ground and is detached on all four sides. The building has a low pitch, side gable roof at the front, and a cross gable and flat

roof at the rear. The main entrance is recessed and the windows are divided lights, double hung and casement wood windows. Other than the two shutters flanking a window on the front elevation, there is almost no ornamental or architectural detailing on this wood clad siding building.

According to Wilson's report, there is no significant person associated with the building history. There is no record found on the architect Ed Musson Sharpe. The information retrieved from the newspaper search revealed that long time property owner Helen Regensburger was in the operetta sponsored by the Pacific Musical Society. According to their website, the Pacific Musical Society was organized in 1910 "for the cultural, educational, and social activities of its members." Helen Regensburger's involvement in this organization was not a significant contribution to the cultural history of California in a manner that would make the property eligible for listing on the California Register.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☐ Retains	☐ Lacks	**setting**,	☐ Retains	☐ Lacks
design,	☐ Retains	☐ Lacks	**feeling**,	☐ Retains	☐ Lacks
materials,	☐ Retains	☐ Lacks	**association**.	☐ Retains	☐ Lacks
workmanship	☐ Retains	☐ Lacks			

Notes: The subject property is believed to not be an historic resource, so there are no integrity issues.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Response:

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

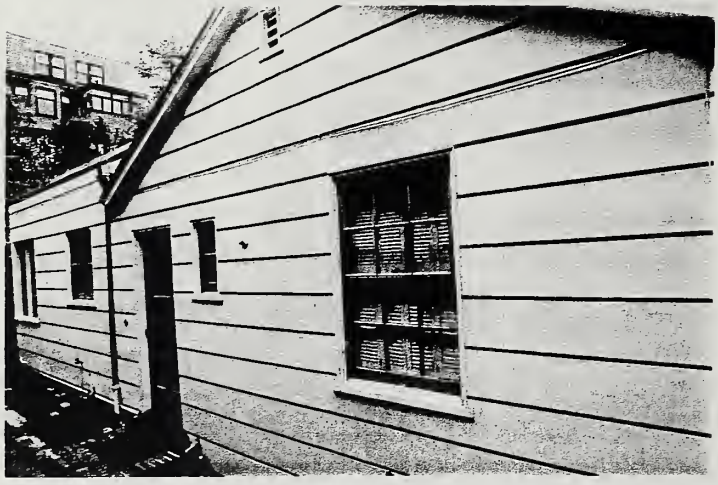
PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 3/21/06

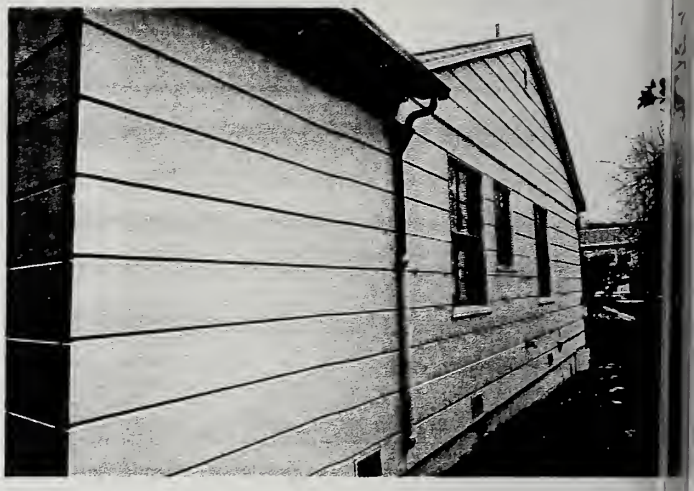
Mark Luellen, Preservation Coordinator

1.Front of house to be demolished (west facing facade)

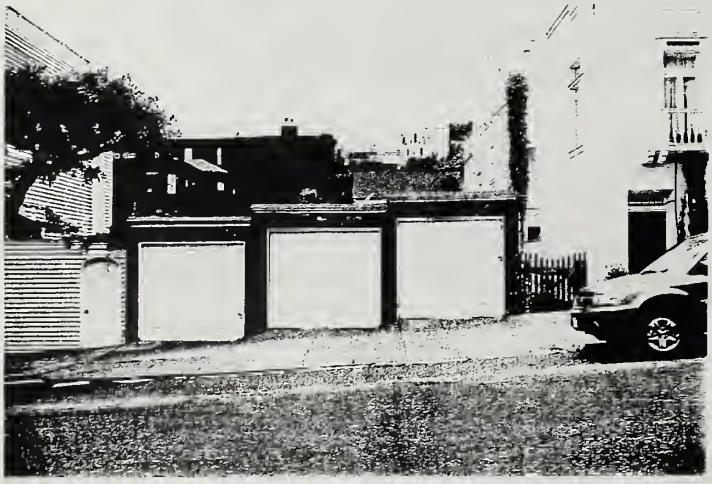
2. Side of house to be demolished (south facing facade



3. Rear of house to be demolished (east facing facade)



4. Side of house to be demolished (north facing facade



5. Front of garage to be demolished (west facing facade)

6. Rear of garage to be demolished (east facing facad

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title:	2006.0367E – 899 North Point Street
Project Location:	899 North Point Street
Assessor's Block and Lot:	Block 0026/Lot 020
City and County:	San Francisco

Description of Nature and Purpose of Project:
The proposed project would involve subdivision of the 5,466 square foot lot at 899 North Point Street into three lots and construction of one two-unit residential building and two three-unit residential buildings, for a total of eight new residential units and 16,437 square feet of residential space. The site is currently vacant and was formerly occupied by an automobile service station. The project site is located on the southeast corner of North Point and Larkin Streets (Assessor's Block 0026 Lot 020) in the Russian Hill neighborhood. Each residential building would be four stories; the two-unit building on the corner lot would be 38 feet high as measured from the midpoint of the lot on Larkin Street, and the three-unit buildings would be 40 feet high measured from North Point Street. (Continued on next page).

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Bruce Baumann, Bruce D. Baumann & Associates (415) 551-7884

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Section 15332]
X General Rule Exclusion [State CEQA Guidelines Section 15061(b)(3)]

REMARKS: (See second page.)

Contact Person:	Sarah Jones	Telephone:	(415) 558-5976

Date of Determination:
May 3, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Bruce Baumann, Project Sponsor
Historic Preservation List
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Bulletin Board
M.D.F.
Exemption/Exclusion File

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Description of Nature and Purpose of Project: (Continued)

The proposed project also includes a total of eight parking spaces in at-grade parking garages, with two spaces located in the two-unit building and three spaces in each of the two three-unit buildings. The parking garages would be accessed from North Point Street. The site is located in an RH-3 (Three-Family Residential) zoning district, the Waterfront Special Use District No. 2, and a 40-X height and bulk district. The proposed project will require subdivision approval and a variance from lot size, rear yard, and gas station conversion requirements.

REMARKS: (Continued)

The now-vacant project site was formerly occupied by a gas station, which was closed in 1996. In 1995, four 2,000 gallon underground storage tanks ("USTs"), a 550 gallon waste oil UST, product lines, dispenser island and tank vent lines were removed from the site, in addition to one underground oil/water sump, one hydraulic oil sump and three hydraulic lifts which were excavated and removed from the site.

The project site was placed on the State's Hazardous Waste and Substances Site List due to a reported unauthorized release from a UST. The predecessor of the project sponsor completed a site investigation and remedial action for the unauthorized release from the UST and received a Remedial Action Completion Certification from the San Francisco Department of Public Health, Local Oversight Program (DPH-LOP) in August 1996. The DPH-LOP has maintained a contract with the California State Resources Control Board to conduct an underground storage tank corrective action program to identify and oversee the investigation and cleanup of releases from USTs within its jurisdiction. All documentation was forwarded to the California State Resources Control Board and the site is now designated as "closed," on the State Water Resources Control Board's (SWRCB) GeoTracker list, a list it maintains that provides the status of a number of different types of sites for which the SWRCB maintains a data bank. The "closed" designation indicates that the USTs and affected soils were removed from the project site and remediated appropriately and no further remedial action is warranted as a result of the unauthorized release.

A letter dated February 6, 2004, from Rajiv Bhatia of the San Francisco Department of Public Health, Environmental Health Section-Hazardous Waste Unit (EHS-HWU) stated that the site has been adequately characterized and remediated to develop the site for residential use. Further analysis of the site as described below has confirmed the determination that the site is safe for residential use and no further remediation is necessary.

History

A previous application was filed for this site and considered as Planning Department Case No. 2003.0295E. That previous proposed project included demolition of the gas station, which was still located on the site at that time, and construction of a five-unit, four-story residential building on the property. The Planning Department issued a Class 3 categorical exemption on March 12, 2003. An appeal to the Board of Supervisors was filed, and on February 10, 2004 the Board upheld the appeal and determined that further review of the condition of the soil was required to determine whether development of the site would have a significant effect on the environment.

In response to the Board decision, on December 20, 2004, Treadwell and Rollo drilled nine borings at the project site in accordance with a work plan approved by the Department of Public Health, EHS-HWU, which called for collecting soil samples at 1, 2.5, 5, 10, 15 and 20 feet below ground surface. Two soil samples from each boring, or 18 samples total, were analyzed. One boring location (B-1), taken at one foot below ground surface, had a detectable level of toluene at 0.0066 parts per million (ppm) and xylenes at 0.025 ppm. Deeper soils had not been impacted by benzene, toluene, ethylbenzene or xylenes (BTEX).

The following metals were detected at the project site with the range given in parenthesis: total lead (1.8 – 330 ppm), chromium (24 – 61 ppm), cadmium (not detected [ND] – 19 ppm), nickel (24 – 39 ppm), and zinc (14 – 2300 ppm). Total Petroleum Hydrocarbons as diesel (TPH-d) ranged from ND to 10 ppm, Total Petroleum Hydrocarbons as motor oil ranged from ND to 75 ppm. Total Petroleum Hydrocarbons as gas (TPH-g), Methyl Tertiary Butyl Ether (MTBE), Volatile Organic Compounds (VOCs), and Semi-Volatile Organic Compounds (SVOCs) were non-detect.

In a letter dated January 6, 2005, from Rajiv Bhatia of the Department of Public Health, EHS-HWU to Mr. Robert Clutton, DPH reported that all detectable levels of chemical constituents in the eighteen soil samples were below the California Hazardous Waste levels, the Regional Water Quality Control Board's Environmental Screening Levels for residential soils, and the United States Environmental Protection Agency's Preliminary Remediation Goals for residential soils. Therefore, the site has been deemed safe for residential use and no further soil remediation is necessary.

On April 22, 2005 the Planning Department issued a second Categorical Exemption for the previous proposed project. That exemption also included a General Rule Exclusion (CEQA Guidelines Section 15061(b)(3)) in acknowledgement of the site's former status as a hazardous waste site, because it could be determined with certainty that there was no possibility that the project could have a significant effect on the environment. That Categorical Exemption/General Rule Exclusion was appealed to the Board on June 17, 2005. The appeal was ultimately withdrawn before the Board made any determination on it.

Class 32 Categorical Exemption

The Planning Department has determined that, in the absence of the former hazardous waste site issue described elsewhere in this document, the proposed project would meet the requirements for a categorical exemption from CEQA under CEQA State Guidelines Section 15332, or Class 32. This class of exemptions applies to in-fill development meeting various conditions, described below (per CEQA Guidelines Section 15332, In-Fill Development Projects):

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The project site is within a RH-3 (Residential House, Three-Family) District and the Waterfront Special Use District No. 2, within which the proposed two- and three-unit dwellings are a permitted use. The proposed project requires a variance for a reduction in the required rear yard, per Section 305 of the *San Francisco Planning Code*. As permitted by Section 260 of the *Planning Code*, the height of the corner building would be measured at the midpoint of the Larkin Street frontage, which is approximately 4 feet higher in elevation than the North Point Street frontage due to the slope of the lot. The proposed corner building would be approximately 38 feet in height measured from the Larkin Street frontage; at the North Point Street frontage the building height would thus be approximately 42 feet, or 2 feet higher than the other two proposed buildings. Because the height of the corner building would be measured at the Larkin Street frontage, the proposed buildings would therefore comply with the 40-X Height and Bulk District on the site.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site lies within a densely developed area of San Francisco consisting of a mix of residential and commercial uses. Ghirardelli Square lies to the northwest of the site across North Point and Larkin Streets. Properties adjacent to the project site contain two- and three-story residential buildings. The project site is 5,466 square feet or 0.13 acres in size. Thus, the proposed project would be properly characterized as an infill development substantially surrounded by urban uses.

(c) The project site has no value as habitat endangered, rare, or threatened species.

The project site was formerly occupied by a gas station and the entire property was covered with impervious surface. Upon abandonment of the gas station use the property underwent a hazardous waste cleanup process. The property is within a developed area of the City that does not provide habitat for any rare or endangered plant or animal species. No other important biological resources are likely since the site has been disturbed for over 100 years.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, shadow, archeological resources, air quality, or water quality.

Traffic

The proposed project is expected to generate 80 person-trips per day, 14 of which would occur during the p.m. peak hour.[1] Based on the travel behavior of residents of Census Tract 102, where the proposed project is located, these person-trips would result in 36 vehicle-trips per day, with six of these trips occurring during the p.m. peak hour. Given the dense urban setting of the project area, the proposed project would generate a minimal increase to existing traffic at local intersections.

The proposed project would generate a demand for about 12 parking spaces. As set forth in the *Planning Code* Section 151, in an RH-3 District the residential parking requirement is one space per unit, or eight parking spaces for the proposed eight units. The proposed project would include the required eight off-street parking spaces, resulting in a parking deficit of four spaces.

The San Francisco Planning Department does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy, established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if

[1] The transportation impact analysis is included as part of Case File 2006.0367E and can be viewed by appointment at the Planning Department, 1660 Mission Street, 5th Floor.

convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

The project site is served by the 10 (Townsend), 19 (Polk), 30 (Stockton), 47 (Van Ness), and 49 (Van Ness Mission) bus lines. According to the transportation impact analysis there would be about 28 daily person-trips by transit, five of which would occur during the p.m. peak hour. These trips would have a minimal effect on transit services in the area given the large number of transit routes serving the site.

Noise

An approximate doubling of traffic volumes in the area would be necessary to produce an increase in ambient noise levels noticeable to most people. The proposed project would not cause a doubling in traffic volumes and therefore would not cause a noticeable increase in the ambient noise level in the project vicinity. The proposed construction could generate noise that may be considered an annoyance by occupants of nearby properties, but because construction noise is regulated by Article 29 of the Police Code and is temporary and intermittent, the proposed project would not be expected to result in a significant impact with respect to noise. The noise generated by the occupants of the proposed project would be considered common and generally acceptable in an urban area, and would not be considered a significant impact.

Historical and Archeological Resources

Although there is no existing building on the project site, the property is on the southeast corner of North Point and Larkin Streets and faces Ghirardelli Square. Ghirardelli Square is a known historic resource with the following designations: 1) individually listed on the National Register of Historic Places; 2) San Francisco Landmark Number 30 under Article 10 of the Planning Code; 3) in the 1976 Architectural Survey, the building was assigned a rating of "4" on the scale of -2 to 5; and 4) listed in Here Today on pages 40-43. A July 5, 2005 Memorandum prepared by Mark Luellen, Preservation Technical Specialist for the Planning Department, concluded that the former proposed project on the site would not materially or visually impact Ghirardelli Square.[2] The building envelope for the current proposed project would be slightly smaller than that of the former proposed project, which was found to be consistent with the scale and height of Ghirardelli Square as well as with the surrounding development. Thus, the proposed project would not impair the integrity of Ghirardelli Square and would not result in a significant impact to an historic resource.

No known archaeological resources are located at the project site, although there are known prehistoric and historic archaeological sites within this general area east of Black Point (San Jose Point).[3] The proposed project could involve excavation to a depth of approximately 2.5 feet for the mat foundation system. Because the project site has been disturbed during the construction and cleanup of the former use on the site, and any additional soils disturbance would be shallow, the proposed project would not affect archaeological resources.

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[2] Memorandum from Mark Luellen, Preservation Technical Specialist, July 5, 2005. A copy of this memorandum is is included as part of Case File 2003.0295E and can be viewed by appointment at the Planning Department, 1660 Mission Street, 5th Floor.

[3] Memorandum from Michael Jacinto and Randall Dean, April 27, 2006. A copy of this memorandum is is included as part of Case File 2003.0295E and can be viewed by appointment at the Planning Department, 1660 Mission Street, 5th Floor.

Air Quality

The Bay Area Air Quality Management District has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size projects which the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Therefore, no significant air quality impacts would be generated by the implementation of the proposed project. Grading and construction activity would temporarily raise dust levels in the area, but due to the relatively small scale of the project, these activities would not result in significant air quality impacts.

Water Quality

The proposed project would not generate substantial incremental wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. The new buildings would be tied into the city's combined sewer system. Thus, the project would not result in significant effects related to water quality.

(e) The site can be adequately served by all required utilities and public services.

Given that the project would be undertaken in an area where all utilities and services are currently provided for, no need for any expansion of public utilities or public service facilities is anticipated, either individually or cumulatively.

As discussed above, the proposed project would have no significant environmental effects related to traffic, noise, shadow, cultural resources, air quality, and water quality, and biological resources. It also been shown that the project would have no significant environmental effects related to other topics, such as land use, visual quality, population, utilities/public services, geology, energy/natural resources, and hazardous materials. Therefore, the proposed project is an infill development that would have no significant environmental effects. For all of the above reasons, the proposed project is appropriately exempt from environmental review under Class 32.

General Rule Exclusion

CEQA Guidelines Section 15300.2 states that a categorical exemption may not be used under certain circumstances. Among the listed circumstances are projects located on a site which is included on any list compiled pursuant to Government Code Section 65962.5. This section of the Government Code requires the SWRCB to compile and update at least annually a list of all USTs for which an unauthorized release report is filed pursuant to Section 25295 of the Health and Safety Code. The SWRCB maintains a list of all sites for which an unauthorized release report has ever been filed with the state and updates the list periodically to provide the status of the sites. The 899 North Point Street site had an unauthorized release reported filed in 1990. After removal of all tanks, sumps and associated piping and site remediation, the SWRCB closed the site in 1996. The site is now shown in the GeoTracker system as a closed site. Therefore, it is the Planning Department's interpretation of CEQA Guideline Section 15300.2 that it is not intended to preclude the use of a categorical exemption for a site that was once reported to have an unauthorized release but has now been remediated and designated as "closed" on the state list.

Even if the CEQA Guidelines could be interpreted to preclude the use of a categorical exemption for a site that has ever been on a list required to be maintained pursuant to Government Code Section 65962.5, CEQA Guidelines Section 15061(b)(3) establishes the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project is the construction of eight units in three residential buildings. The project is consistent with the RH-3 zone, the height and bulk district for the site and is compatible with surrounding land uses. The project sponsor is requesting a variance

and the proposed project has no potential for significant environmental effects resulting from the granting of the variance.

The only environmental concern raised about the project is the potential presence of hazardous materials associated with the former gas station operation. The project site has been thoroughly assessed for hazardous materials under the direction of the San Francisco Department of Public Health. Remaining concentrations of chemical constituents found at the site are below screening levels set by the Regional Water Quality Control Board and the U.S. EPA for residential uses, meaning that no further site remediation is needed to safely develop the site for residential uses. All soil that will be removed from the site will be required to be disposed of in accordance with state regulations that apply to soil disposal. All construction activities at the site will be subject to Building Code requirements, the City's Noise Ordinance, BAAQMD dust control requirements that prohibit visible dust, and Department of Public Works requirements that preclude soil run-off from the property onto public streets. For all the above reasons, it can be determined with certainty that the proposed project would not have a significant effect on the environment and is appropriately exempt from environmental review under the General Rule Exclusion.

In sum, the project is categorically exempt under CEQA Guidelines Section 15332 and qualifies for General Rule Exclusion under CEQA Guidelines Section 15061(b)(3).

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0871E - 529, 531 Buchanan Street

Project Location: 529, 531 Buchanan Street; between Webster and Laguna Streets
Assessor's Block and Lot: Block 0829; Lot 003
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the addition of 2,000 square feet (sq ft) of area to the rear of a circa 1880 two-family Italianate structure, a historic resource under the California Environmental Quality Act per its Category 2D2 listing in the California Historic Register. The existing building, approximately 28½ feet high tall and 2,120 sq ft in area, contains no off-street parking. The modified structure would remain a commercial plus two-unit residential building. The addition would result in a 4,120-sq ft building (inclusive of 480-sq ft outdoor deck), 38 feet high, with two habitable stories over a ground floor consisting of an existing 450-sq ft commercial space and a 543-sq ft one-bedroom apartment. The building at its front façade would remain 28½ feet high; the approximate height increase of 9½ feet occurs at the rear addition set back 34 feet from the building façade.

(Continued on reverse side.)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Tunde E. Munz-Abraham, 415-565-0557, representing self

EXEMPT STATUS:
X Categorical Exemption, Class 1 [State Guidelines, Section 15301(e)(2)]

REMARKS: In determining whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department Preservation staff evaluated the proposed project and its potential to adversely impact the existing building, a California State-listed historic resource. Under CEQA, projects that propose a modification to a known historic resource must meet the

(Continued on reverse side.)

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

5/9/06
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Tunde E. Munz-Abraham, Project Sponsor
J. Ionin & J. Battis, Planning Department
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

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PROJECT DESCRIPTION (Continued):

The existing ground floor commercial space and residential unit would be accessed at Buchanan Street via independent doorways. A new garage mezzanine level would provide parking for two vehicles and entry for the expanded upstairs unit. Vehicle and pedestrian access to the mezzanine level would be via Hickory Street. The site, a rectangular parcel of 1,372 sq ft on the western side of Buchanan Street, in the southeastern corner of the block (Assessor's Block 0829; Lot 003), is bounded by Buchanan Street to the east, Hickory Street to the south, Webster Street to the west, and Fell Street to the north. The project site, located in the Western Addition neighborhood, is zoned RH-3 (Residential, House – Three Family) and is within a 40-X Height and Bulk District. The project would require a variance for rear yard requirement.

REMARKS (Continued):

criteria established by the U.S. Secretary of the Interior's *Standards for Treatment of Historic Properties.* Specifically, the project was evaluated with regard to such items as compatibility of materials, scale, context, and style. Preservation staff determined that the proposed project appears to adhere to these criteria, and therefore, meets the Secretary of the Interior's Standards. Preservation staff's determination concluded that the exterior appearance of the building would not change apart from a rear horizontal addition that would generally be compatible with the existing building (see attached Historic Resource Evaluation).[1] [2]

Therefore, there could not be a significant effect on a historic resource, and the project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy the criteria for exemption under Class 1.

CEQA State Guidelines Section 15301(e)(2) provides an exemption for additions to existing structures provided the project will not result in an increase of 10,000 square feet and is sited in an area not environmentally sensitive and which already provides all necessary public services and facilities. The proposed project would be the addition of 2,000 sq ft to an existing 2,120 sq ft residential building. Therefore, the proposed construction is appropriately exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the proposed project would not have a significant effect on a historic resource. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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[1] Memorandum from Adam Light, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. March 14, 2006.

[2] The Adam Light Memorandum of March 14, 2006 stipulates two points of design compliance as a condition of approval: (1) wood shall be the material employed for any addition or replacement of siding and windows; and (2) the proposed bay window at the rear of the building be reduced in width and set back approximately two feet from the building's rear corner.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis

Project Address: 529 Buchanan Street
Block: 0829; Lot: 003
Case No.: 2005.1063E
Date of Review: March 14, 2006

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant
Name: Tunde Munz-Abraham
Company:
Address: 531 Buchanan
Phone: 415-565-0557
Fax:
Email:

Owner
Name: Same
Company:
Address:
Phone:
Fax:
Email:

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:
The proposed project is to construct a rear horizontal addition to the existing two-story 1886 Victorian building, which currently contains a ground floor commercial unit and two dwelling units. A non-original rear "mud" porch addition would be removed. The addition would have four levels including a sub-grade basement level, and would also have a large two-story bay window feature on its street-facing façade. The project would expand both dwelling units and provide a garage that could accommodate two cars through the use of a mechanical stacker. The exterior appearance of the original building would not change, save for the horizontal addition behind it.

Pre-Existing Historic Rating / Survey
The property is listed in the California Register of Historic Places as a contributor to the Hayes Valley District.

Historic District / Neighborhood Context
The surrounding Hayes Valley District contains many Victorian and Edwardian era buildings. The district is listed on the California Register of Historic Places, and has been determined eligible for listing on the National Register of Historic Places.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine

- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1886-1913

Notes: The subject property derives its significance from its contribution to the Hayes Valley District, which is both architecturally significant, and significant to the developmental history of San Francisco.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: This building is virtually intact from its period of significance, at least in terms of its exterior architectural features.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The proposed horizontal addition is generally compatible with the existing historical resource. However, special attention should be given to the exterior materials to ensure compatibility. Wood siding and windows should be used, and the width of the bay window should be reduced so that it is set back approximately two feet from the rear corner of the historic building.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

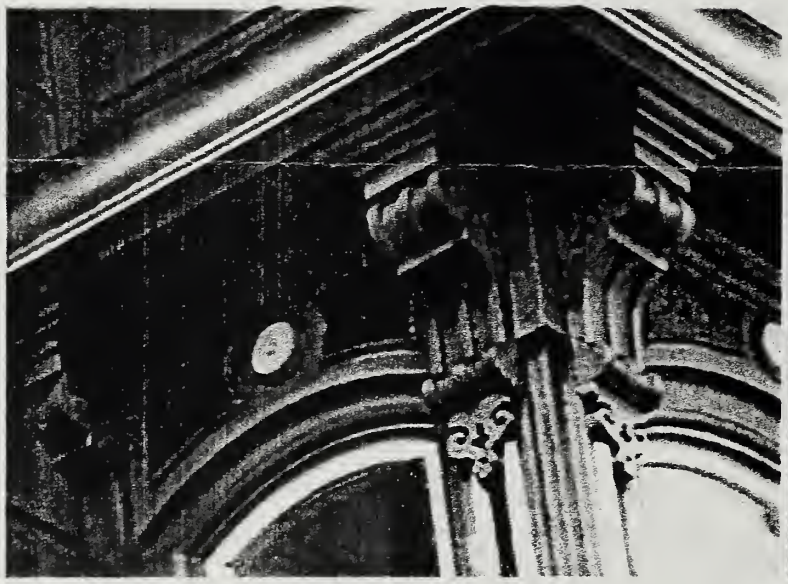
Signature: _____ Date: 3/14/05
Mark Luellen, Preservation Coordinator

Cc BANKS ~~A. Green~~, Recording Secretary, Landmarks Preservation Advisory Board
~~M. Oropeza-Singh~~ BYRD / Historic Resource Impact Review File

529 BUCHANAN ST.
LOWER UNIT
downstairs20.jpg

531 BUCHANAN ST
ENTRANCE TO
UPPER UNIT

UPPER UNIT
downstairs21.jpg



downstairs22.jpg

529/531 BUCHANAN ST.
downstairs23.jpg

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.1128E - 2255-2257 Pine Street

Project Location: 2255-2257 Pine Street; between Webster and Fillmore Streets
Assessor's Block and Lot: Block 0660; Lot 027
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project includes the subdivision of the existing lot and construction of a new 2,800-sq ft, 40-foot-high, three-story-over-garage single-family dwelling. The proposed project would provide for three off-street parking spaces. There are currently no off-street parking spaces on the project site. The existing lot contains a circa 1890 slanted-bay window Eastlake Stick Victorian two-unit dwelling listed on the *Here Today* historic register. The proposed lot split would subdivide the 127½-foot-deep lot such that the lot containing the existing building would be 80¾ feet deep and the new lot would be 46¾ feet deep and would front the minor street of Wilmot. The existing structure is set back approximately six feet from the lot line fronting Pine Street. The proposed structure would require full lot coverage except for a proposed three-foot-deep rear yard. The proposed structure would include a 69-foot-long basement garage that would excavate 22¼ feet into the newly-formed adjoining lot. The site, located mid-block on the southern side of Pine Street, is a rectangular 3,187¾-sq ft block (Assessor's Block 0660;

(Continued on reverse side)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Rika Alavi, 408-375-9223, representing Pine Street Holdings, LLC

EXEMPT STATUS:
X Categorical Exemption, Class 1 [State Guidelines, Sections 15303(a)]
X General Rule Exclusion [State Guidelines, Sections 15061(b)(3)] and Case File 1997.304E

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415 558-5968

May 16, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Rika Alavi, Project Sponsor
S. Young & J. Battis, Planning Dept.
Historic Preservation List
Exemption/Exclusion File
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PROJECT DESCRIPTION (Continued):
Lot 027) bounded by Pine Street to the north, Webster Street to the east, Bush Street to the south, and Fillmore Street to the west. Wilmot Street bisects the block between Fillmore and Webster Streets. The project site, located in the Western Addition neighborhood, is zoned RH-2 (Residential, House, Two Family) and is within a 40-X Height and Bulk District. The project would require rear yard and minimum lot size variances for each of the resulting parcels.

REMARKS (Continued):
In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department staff determined that the proposed project does not present the potential for a significant material impact to a historic resource.[1] The existing structure on the project site is a two-unit residential building constructed circa 1890. The building, per its listing on the *Here Today* historic register, is identified in the Planning Department's CEQA Review Procedures for Historic Resources (dated October 8, 2004) as a Category A.2 property, those listed on adopted local registers and properties that have been determined to appear eligible, or which may become eligible for the California Register.

Preservation staff notes that "the project would not affect any character-defining features or important spatial relationships with regard to the historic property as seen from Pine Street.[2] The existing building would not be adversely impacted by subdivision of the lot and construction of the new building would not alter the historic resource or change its context. Therefore, the proposed project would not result in a substantial adverse change in the significance of a historic resource. Given that the proposed project would not cause a substantial adverse change on the historic resource, the Department may use the exemption provided for in CEQA Guidelines Sections 15303(a), 15061(b)(3), and Case File 1997.304E, which are appropriate for this proposed project for the reasons described below.

CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption for construction of a single-family residence or a second dwelling unit in a residential zone. In urban areas as many as three single-family residences may be built. The proposed project would construct one single-family dwelling containing a total of 3,800 sq ft. Therefore, the proposed construction is exempt from environmental review under Class 3.

The project also proposes to subdivide the existing lot, resulting in two new lots, each with 25 feet of frontage. The resulting 2,018¾ -sq ft lot containing the existing building would be 80¾-feet-deep, and the 1168¾-sq ft lot that would contain the proposed building would be 46¾-feet-deep. CEQA State Guidelines Section 15061(b)(3) and Case File 1997.304E consist of certain classes of small projects in San Francisco requiring discretionary actions by the Planning Department, Building Department, Department of Public Works, or other governmental bodies. These projects include minor land divisions similar to those in CEQA State Guidelines Section 15315, where the maximum development permitted would be exempt, regardless of whether a variance from lot size standards is required. The proposed project would subdivide the existing parcel, 25 feet by 127½ feet, creating two lots, one 25 feet by 80¾ feet, and another 25 feet by 46¾ feet. The resulting lots would conform to the scale of the built pattern found on the block, and the new building on Wilmot Street would serve to reinforce the street's continuity by contributing to the pattern of homes built to the edge of the property line. The proposed project would result in the existing two-unit dwelling on the larger lot, and the addition of a one-unit dwelling on the smaller lot. These conditions and densities are within the maximum development permitted as a principal use in the RH-2 district, which permits two-family dwellings as a principal use. Therefore, the proposed land division is exempt from environmental review under the "General Rule" (State CEQA Guidelines Section 15061(b)(3)), and Case File No. 97.304.

[1] Electronic memorandum from Adam Light, Preservation Resource Specialist, to Jeremy Battis, Major Environmental Analysis. April 3, 2006.
[2] Ibid.

NT

REMARKS (Continued):

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on April 20, 2006 to owners and occupants within a 300-foot radius of the project site and to potentially interested parties. One comment was received and expressed concern about a perceived intrusion onto the respondent's property as well as loss of light, views, and air. The proposed project would not physically intrude into the respondent's parcel and the Department has determined that impacts from the proposed project, if any, pertaining to loss of light, views, and air are within the range commonly accepted within San Francisco. Additionally, the appropriateness of the building massing and location on the subject site will be considered through the variance and building permit process. One additional respondent requested receipt of any future environmental documents issued by the Department on the proposed project.

CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The project site contains a presumed historical resource under CEQA. The proposed project would not cause a substantial adverse change in the significance of the historical resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For all of the above reasons, the proposed project is appropriately exempt from environmental review.

Jeremy Battis/CTYPLN/SFGOV
04/04/2006 10:00 AM

To
cc
bcc
Subject Fw: 2255 - 2257 Pine St

Adam Light/CTYPLN/SFGOV
04/03/2006 05:40 PM

To Jeremy Battis/CTYPLN/SFGOV@SFGOV
cc
Subject Re: Fw: 2255 - 2257 Pine St

Dear Jeremy,

The project at 2255-2257 Pine Street would construct a residential building at the rear of the subject through lot, which also has a frontage on Wilmot Street. The photos and site plan for the building to be constructed fronting on Wilmot Street as presented by the project sponsor's representative indicate that the project would not affect any character-defining features or important spatial relationships with regard to the historic property as seen from Pine Street. In fact, the proposed new building would not touch the existing historical resource, except for a subgrade garage that would extend approximately 9.5 feet below the basement at the rear portion of the existing historical structure. The rear of the property does not appear to be a character defining part of the building, as it consists of a paved rear yard area, devoid of any interesting or otherwise significant architectural features.

Adam Light
San Francisco Planning Department
1660 Mission Street, 5th Floor
San Francisco, CA 94114

(415) 558-6254 (voice)
(415) 558-6409 (fax)

PHOTO 1: 2255-7 PINES STREET

SUBJECT PROPERTY FRONT ON PINE STREET

PHOTO 2

SUBJECT PROPERTY BLOCK PHOTO

PLANNING DEPARTMENT

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	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2005.0502E – 135 Cook Street

Project Location: 135 Cook Street; between Geary Blvd. and Anza Street
Assessor's Block and Lot: Block 1088; Lot 003
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the expansion of an existing three-story, 34-foot-high, 2,416-square foot (sq ft), two-unit residential building constructed pre-1900. The vertical and horizontal rear addition would total 3,069 sq ft and result in a 37-foot-high, three-story-over-garage, 5,485-sq ft three-unit residence. The existing building is set back eight feet from the front edge of the lot line and provides no off-street parking. The proposed building would be set back eight feet from the front edge of the lot line and would provide off-street parking for three vehicles. The site, a 3,000-sq ft rectangular parcel on the western side of Cook Street, is located approximately in the middle of the block (Assessor's Block 1088; Lot 003) bounded by Cook Street to the east, Geary Blvd. to the north, Spruce Street to the west, and Anza Street to the south. The project site, located in the Inner Richmond neighborhood, is zoned RH-3 (Residential, House - Three Family) and is within a 40-X Height and Bulk District. The proposed project would not require a variance or conditional use authorization.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Suheil Shatara, 415 512-7566, representing Siu Ma

EXEMPT STATUS:
X Categorical Exemption, Class 1 [State Guidelines, Section 15301(e)(2)]

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415-558-5968

May 25, 2006
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Suheil Shatara, Project Sponsor
G. Cabreros & J. Battis, Planning Dept.
Historic Distribution List
Exemption / Exclusion File
Bulletin Board
M.D.F

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REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), the Planning Department determined that the existing building is a historic resource as defined by CEQA (see attached Revised Historic Resource Evaluation Response (HRER))[1]. The existing structure on the project site is a two-story Queen Anne row house characterized by pitched roof, "fishscale" shingle facade, gable, bay windows, and adorned front porch. Preservation staff found the structure t be significant in its own right as well as a contributor to the neighborhood as a whole, noting that the building is well preserved and "significant as a good example of the Queen Anne architecture" and one that "likely contributes to a larger district" of similar buildings[2].

Planning Department Preservation staff then assessed whether the proposed project, a 3,069-sq ft vertical and re addition, would result in a substantial adverse change to the historic resource. In a memorandum dated May 1, 2006, Planning Department Preservation staff determined that the proposed addition would be consistent with th U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preservir Rehabilitating, Restoring, and Reconstructing Historic Buildings* and would not result in an adverse impact to a historic resource[3]. (The May 1, 2006 memorandum supercedes a prior HRER Departmental memorandum dated December 12, 2005, which called for modifications to the project, primarily in the areas of building scale and massing, in order to conform to the relevant Secretary of the Interior's *Standards.)*

The subsequent determination of the proposed project's conformance to the relevant Secretary of the Interior's *Standards* was based on the following:

1. The project would generally preserve the scale of the subject building;
2. The existing front entry and stair configurations would be preserved;
3. Much of the roof structure would be retained and the building addition occurring at roof level would be set back 15 feet from the front gable; and
4. All historic window sashes visible from the street would be retained.

For these reasons, the proposed addition is consistent with the relevant Secretary of the Interior's *Standards.*

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption for additions to existing buildin in cases where the addition would not result in an increase of more than 10,000 sq ft and where the project is located in an area not environmentally sensitive, and where all public services and facilities are available to allo for the maximum permissible development. The project site is not in an environmentally sensitive location and i within an area that has existing necessary public services and facilities. The proposed project would add 3,069 s ft of area to an existing 2,416 sq ft residential structure. Therefore, the proposed building expansion is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is a historic resource; however, the proposed project would not adversely affect the resource. There are no other unusual circumstances surrounding the current proposal that would sugge a reasonable possibility of a significant environmental effect. For all the above reasons, the proposed project is appropriately exempt from environmental review.

---

[1] Memorandum from Adam Light, Preservation Resource Specialist, to Jeremy Battis, Major Environmental Analysis. May 1, 2006.

[2] Ibid.

[3] Ibid.

LG

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MEMORANDUM: REVISED Historic Resource Evaluation Response

MEA Planner: Joy Navarette

Project Address: 135 Cook Street
Block: 1088; Lot: 003
Case No.: 2005.0502E
Date of Review: May 1, 2006

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant
Name: Suheil Shatara/Jorge
Company: Shatara Architecture
Address: 522 2nd Street
Phone: San Francisco, CA 94107
Fax: (415)546-6415
Email: Jorge@shataraarch.com

Owner
Name: Siu Ma
Company:
Address: 1541 Irving Street, Suite A
Phone: (415)215-8691 (James Yueh)
Fax: (650)756-2681
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The original proposal was to raise by 1½ stories the existing 1½-story-over-basement Queen Anne style Victorian two-unit residential building, and insert a new garage basement level with habitable rear portion and a new first floor habitable floor, expand the top ½ story to a full story, maintaining the gable roof form at the very front, and construct an approximately 20'-0" rear horizontal addition.
The ***revised project*** raises the house only two feet, and inserts a garage within the existing basement below the primary window element on the front façade. The existing entry stair and door configurations will be maintained. Also, it appears that the bay window in the gable is not original and may be altered. The proposal is to alter this window with a larger compatible window to allow more light into what will be a new dining room for an additional unit. The sloped roof portion of the building will be expanded 15'-0" back from the front gable, and an additional story to be constructed above what is now the sloped roof level will be set back an additional 9'-8".

Pre-Existing Historic Rating / Survey
The subject building has no formal historical ratings but was constructed in the late 1800s, well before the 1906 earthquake.

Historic District / Neighborhood Context
The subject building is a typical building type in the surrounding Inner Richmond neighborhood, and likely contributes to a larger district of similar Queen Anne-style Victorian era buildings.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1880-1906

Notes: The subject building is significant as a good example of the Queen Anne architecture and likely contributes to a larger surrounding district, and is part of the city's pre-earthquake intact building stock.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The building clearly retains its association with the surrounding neighborhood, which contains a number of similarly styled and scaled Queen Anne-style Victorian era buildings.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)
☒ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the

project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

Below are comments that were made in the original HRER from December of 2005, followed in *italics* by how the revised project has addressed those comments:

1. The proposed project destroys the scale of the subject building by raising it up approximately 1½ stories, and then expanding the top ½ story to a full story. The building should not be raised and any vertical additions should be significantly set back such that they are not readily visible from the public right-of-way.

   The revised project generally preserves the scale of the existing house when viewed in perspective by setting back all vertical additions. Instead of raising the existing building 1½ stories, the revised plan raises the building only two feet, which should not significantly change the scale of the building such that the project would result in a substantial adverse impact.

2. The existing front entry and stair should be retained in their current location and configuration.

   The existing stair and entry configurations are now preserved in the revised plan.

3. It appears from the plans that the bay window in the gable may be altered. It should not be.

   It was initially assumed by staff that the bay window feature in the gable was an historical feature of the house. However, building permit applications reveal that this feature was added in recent years; therefore it is not an historical feature and may be compatibly altered.

4. It appears that the entire interior of the house will be gutted. This should be avoided.

   Although much of the interior of the house will still be altered, a recent court case has determined that the interiors of private homes are not subject to CEQA review in terms of historical resource issues.

5. All of the perimeter walls of the top ½ story and roof structure will be removed, with the exception of the first 4 to 6 feet at the front. At least 51% of the roof structure and ½ story perimeter walls should be retained.

   Much more of the roof structure will be retained, as the expansion of this level of the house will be set back 15'-0" from the front gable. The perimeter walls of the the ½ story are actually interior walls (see Item No. 4 above with regards to CEQA review of private home interiors.)

6. It is not clear whether or not the existing floor plates will be preserved in place. They should be.

   The existing floor plates will be retained.

7. All historic window sash should be retained, or replaced in-kind with painted wood double-hung windows matching the original windows.

   All historic window sashes visible from the street will be retained, and non-historic window sashes that do not match the original sashes will be replaced with those that do.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The revised project would no longer have a substantial adverse impact on any surrounding historic district that may exist.

PRESERVATION COORDINATOR REVIEW

Signature _____ Date: 5-9-06

Mark Luellen, Preservation Coordinator

Cc S. Banks
~~A. Green~~, Recording Secretary, Landmarks Preservation Advisory Board
~~M. Oropeza-Singh~~ / Historic Resource Impact Review File
V. Byrd

135 COOK
NO PARKING

PLANNING DEPARTMENT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title:	2006.0056E – Conversion Single-Family Residential Structure to Multiple-Family Residential
Location:	1640 Hayes Street
City and County:	San Francisco

Description of Nature and Purpose of Project: The proposed project at 1640 Hayes Street (Assessor's Block 1198, Lot 014) is the conversion of a 4-story, approximately 8,200 square-foot vacant single-family residential structure to four condominiums with the addition of two off-street parking spaces. The existing 4-story wood-frame structure was constructed circa 1900 within a neighborhood characterized by three- to four-story Victorian- and Edwardian-era structures and around the corner from the Lyon Street District, a collection of Queen Anne style residences that were determined eligible for the National Register through the Section 106 process. The existing structure contains a single-family residence, but has included past use as a boarding house/residential hotel and convalescent care facility. Proposed exterior alterations include the elimination of a square roof addition at the façade, elimination of a portion of the roof at the rear of the building for an open stair, an addition of pitched roof on the existing circular tower, new roof shingles, siding and windows, and the reconstruction of the rear storage/garage area.

(CONTINUED ON NEXT PAGE)

Name of Person Proposing to Carry Out Project: J. Caldwell, (415) 731-1481

Exempt Status:

X Categorical Exemption [State CEQA Guidelines, Section 15301(a) & 15303(b)]

Remarks: Continued on Page 2.

Contact Person: Susan Mickelsen, AICP **Telephone:** 558-4481

Date of Determination:

May 31, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc:

J. Caldwell, Project Sponsor
Sara Vellve, NW Quadrant, Planning Department
Historic Resource Distribution List
Distribution List
Supervisor Mirkarimi, District 5, Board of Supervisors
V. Byrd/Bulletin Board & Master Decision File
Exemption/Exclusion File

Description of Nature and Purpose of Project, continued:
The 8,500 square-foot project parcel is located on the north side of Hayes Street, between Lyon Street to the east and Central Avenue to the west, in the Haight/Ashbury neighborhood. The project site is within the RH-3 (Residential House, Three-Family) zoning district, and the 40-X height and bulk district. The proposed project would require conditional use authorization per Planning Code section 209.1(h) for the additional fourth dwelling unit.

Remarks:

Historic Resources. A Historic Resource Evaluation Response Memorandum prepared by the Planning Department[1] determined that the existing residential structure is not an historic resource and that the proposed project would not have an adverse effect on any off-site historical resources. The existing building does not meet any California Register significance criteria (see attached Memorandum, Historical Resource Evaluation Response).

Prior to the Historic Resource Evaluation conducted by the Planning Department, the subject property was listed in the California Historic Resource Inventory System (CHRIS) with a rating of "6Y", determined to be ineligible for the National Register, but had not been evaluated for California Register.

Planning Department review indicated that the subject property was associated with persons important to local and state history, specifically Matthew Bernard McGowan II, founder of M.B. McGowan Inc., General Contractors, who built and lived in the subject residence and whose firm was, in 1935, considered the oldest construction firm and one of the oldest family-operated businesses in California. According to the Historic Resource Evaluation, although associated with a historic individual, the residential structure has not retained sufficient integrity to be eligible for the California Register. Alterations over the years have included the addition of a box-like structure enclosing a former gabled attic story, the truncation of a circular tower by removing the peaked roof, and the covering of the street façade with stucco. Nor does the structure appear to have the potential to yield significant or historical information or data.

The proposed improvements to the existing residential structure were also evaluated and determined to not affect any off-site historical resources including nearby structures listed on the 1976 Citywide Architectural Survey, and the Lyon Street District (a National Register-eligible historic district). The exterior alterations proposed were noted as compatible with these nearby resources and would bring the subject residence closer in conformity with the building's original design. Therefore, alterations proposed for the existing single-family dwelling and garage on the project site would not have an adverse effect on historical resources as defined by CEQA (CEQA Guidelines § 15064.5 (a) (3)).

CEQA Guidelines Section 15303(b), or Class 3(b), provides an exemption from environmental review for the new construction or conversion of small multifamily structures, up to six dwelling units in an urbanized area. Since the proposed project is the conversion of a single-family residential structure to four multifamily dwelling units within an urbanized area, the proposed project would be exempt from environmental review under Class 3.

[1] Memorandum: Historic Resource Evaluation Response, prepared by April Hesik, Preservation Technical Specialist, May, 23, 2006.

Moreover, California Environmental Quality Act (CEQA) Guidelines Section 15301(a), or Class 1(a), provides for an exemption from environmental review for interior alteration projects involving such things as interior partition construction, and installation of plumbing and electrical conveyances. The proposed residential conversion project would involve interior alterations to create dwelling units. The building's exterior and design would not be significantly altered through reestablishing many of the original building design elements (siding, window & door, and portions of the roof replacement). Alternatively, the proposed project would also be exempt under Section 15301(a) as a Class 1(a) project, and would not have an adverse impact.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. As discussed above, the residential structure proposed for alteration is not a historical resource. The proposed project would have no significant environmental effects. For the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Susan Mickelsen

Project Address: 1640 Hayes Street
Block: 1198 Lot: 014
Case No.: 2005.0056E
Date of Review: May 23, 2006

Planning Department Reviewer:
April Hesik
(415) 558-6602
april.hesik@sfgov.org

Preparer / Consultant
Name: Joan Caldwell
Company:
Address: 718 Cole Street
Phone: 415.731.1481
Fax: 415.566.3648
Email: jbcaldwell@earthlink.net

Owner
Name: Jim Krueger and Joan Caldwell
Company:
Address: 718 Cole Street
Phone: 415.731.1481
Fax: 415.566.3648
Email: jbcaldwell@earthlink.net

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:
The proposal is to convert a four-story single-family dwelling into four condominium units, with one unit per floor. Two additional parking spaces will be added at the rear of the building for a total of four spaces. The gross square footage of 8,500 feet and height of 45 feet will remain the same. Exterior alterations include the removal of a box-like rooftop addition that obscures the gabled roof, the addition of a pitched roof on the circular tower, new asphalt roof shingles, and new shiplap cedar wood siding. The existing windows will be replaced with wood-sash, double-hung windows and new window opening will be created in the side elevations. At the rear of the building, a portion the roof will be removed for an open stair. The rear addition will be reconstructed to house storage and a garage.

Pre-Existing Historic Rating / Survey

- Listed in the California Historic Resource Inventory System (CHRIS) with a status code of 6Y (Determined ineligible for the National Register by consensus through Section 106 process-not evaluated for California Register or local listing).

Historic District / Neighborhood Context
This residential neighborhood is characterized by three- to four-story Victorian- and Edwardian-era structures containing one to three dwelling units. An eight-unit apartment building is located at the northeast corner of Central Avenue and Hayes Street. The Emmanuel Church of Christ, which was constructed in the 1920s, is located directly across Hayes Street from the subject property. The subject block contains several

residential structures listed in the Citywide Architectural Survey. The property is around the corner from the Lyon Street District, collection of Queen Anne style residences that determined to be eligible for the National Register through the Section 106 process. The subject property is within an RH-3 (Residential, House, Three-Family) District and a 40-X Height and Bulk District.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons**: or ☐Yes ☐No ☒Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes, Period of significance:

The subject property appears to meet the California Register criteria of significance for its association with persons important in local and state history, although further research would have to be conducted to make a final determination. According to research conducted in 1996 as part of the National Historic Preservation Act Section 106 process, the subject property is associated with Matthew Bernard McGowan II, founder of M.B. McGowan, Inc., General Contractors, who built the house in 1893 for his own residence. The son of an Irish immigrant, McGowan relocated the firm from Victoria, B.C. to San Francisco in 1862. McGowan was succeeded by his son, Matthew McGowan III, who became president of the firm in 1935. At that time, the firm was considered the oldest construction firm in California and one of the oldest businesses in California operating continuously by the same family.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting**,	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**feeling**,	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association**.	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Although the subject property may be significant under California Register criterion 1, it does not appear to retain sufficient integrity to be eligible for the California Register. The Section 106 survey conducted in 1996 found that the building was not eligible for listing in the National Register due to its considerable alterations, including the addition of a box-like structure that enclosed the former gabled attic story; the truncation of the circular tower by the loss of its roof; and the covering of the street façade with stucco. The survey stated that these alterations diminished the building's physical association with the original developers. A visual inspection conducted in May 2006 confirmed the findings of the Section 106 survey.

Although a resource may not retain sufficient integrity to meet the criteria for listing in the National Register, it may still be eligible for listing in the California Register if it maintains the potential to yield significant scientific or historical information or specific data. However, in this case, the subject property does not appear to have the potential to yield such information. Based on its lack of integrity, the subject property is therefore not eligible for listing in the California Register.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The subject property is in the vicinity of several off-site historical resources. Hayes Street between Lyon and Central Streets contains 13 structures that are listed in the 1976 Citywide Architectural Survey, most of which are Victorian- and Edwardian-era residences. In addition, Lyon Street between Hayes and Grove Streets contains a collection of Citywide Survey-rated Queen Anne style residences. In 1996, it was determined by consensus through the Section 106 process that the residences on Lyon Street contributed to a National Register-eligible historic district known as the Lyon Street District. The Lyon Street District has a theme of residential architecture and a period of significance from 1891-1897.

The proposed project will not have an adverse impact on these off-site historical resources. The exterior alterations proposed are compatible with the nearby historic structures and will bring the

subject property into closer conformity with the building's original design. Incompatible alterations, including the box-like rooftop addition and the stucco cladding, will be removed; and compatible features, including the pitched tower roof, wood-sash windows, and wood siding, will be restored.

PRESERVATION COORDINATOR REVIEW

Signature _____ Date: 5-23-06
Mark Luellen, Preservation Coordinator

cc: S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd, Historic Resource Impact Review File

RTMENT OF PARKS AND RECREATION

MARY RECORD

HRI #

Trinomial

NRHP Status Code 6Z

1 of 2 Other Listings

Review Code Reviewer Date

Resource Identifier: 1640 Hayes Street

Location: a. County S. Francisco and (Address and/or UTM Coordinates. Attach Location Map as required.)

b. Address 1640 Hayes Street

City San Francisco Zip 94117

c. UTM: USGS Quad (7.5'/15') Date ; Zone , mE/ mN

d. Other Locational Data (e.g., parcel #, legal description, directions to resource, additional UTMs, etc., when appropriate):
Block 1198, Lot 14

Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):
See Continuation Sheet.

Resources Present: ☒Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

Photograph or Drawing (Photograph required for buildings, structures, and

P6. Date Constructed/Age:
☐Prehistoric ☒ Historic ☐ Both
1893 (E)

P7. Owner and Address:
Estate of Elsie N.
Gridley
169 Magee Ave.
Mill Valley, CA 94941

P8. Recorded by (Name, affiliation, and address):
Lauren Weiss Bricker
1405 Garden Street
Redlands, CA 92373

P9. Date Recorded: 6-1-96

P10. Type of Survey ☒ Intensive
☐ Reconnaissance ☐Other
Describe:

e"): None

heet ☒Building, Structure, and Object Record ☐Linear Resource Record
ation Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record

BA-Test (08/94)

P3. Description:

A much altered single family dwelling that has functioned from as early as 1913 as a boarding house or a facility of "housekeeping rooms." The two-story with basement and attic residence is located on the north side of Hayes Street, mid-block between Central Avenue and Lyon Street. Its wood stud-frame structure rests on a concrete foundation. The building's rectangular plan, is sited on a fifty foot width lot, allowing a wide eastern side yard. The dwelling has a deep front yard setback, enclosed by a low concrete wall with concrete piers and a wrought iron fence.

Architecturally, the building is a much-altered example of a large Queen Anne style dwelling. A circular tower, located at the southwest corner of the building has been truncated by the loss of its roof. The street facade has been stuccoed. It consists of an arched entrance porch, and a slant-sided bay window that extends the height of the first and second stories. A gable end of the roof, which originally provided a visual terminus for the bay window, has been boxed-in. Large double-hung windows illuminated the building's interiors. The corner tower retains its curved glass windows. The building rests on a tall basement with a broad flight of stairs leading to the entrance; double-hung windows provide interior lighting for the basement. A rear garage is accessible from the driveway that runs along the eastern property boundary.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. **Resource Identifier:** 1640 Hayes Street
B2. **Historic Name:** 1630 Hayes Street
B3. **Common Name:**
B4. **Address:** 1640 Hayes Street
City: San Francisco **County:** San Francisco **Zip:** 94117
B5. **Zoning:** rh-3 B6. **Threats:** None known
B7. **Architectural Style:** Altered Queen Anne
B8. **Alterations and Date(s):**
Box-like wooden shiplay siding enclosed former gabled attic story (ca. 1916). Stuccoed entrance facade, removed roof of corner circular tower, addition to the east elevation, garage addition (1922).
B9. **Moved?** ☒No ☐Yes ☐ Unknown **Date:** _____ **Original Location:** _____
B10. **Related Features:**
Automotive garage

B11. **Architect:** Unknown **Builder:** Matthew Bernad McGowan II
B12. **Historic Attributes** (List attributes and codes): HP--3

B13. **Significance: Theme:** _____ **Area:** _____
Period of Significance: _____ **Property Type** _____ **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
See Continuation Sheet.

B14. **References:**
See Continuation Sheet.

(Sketch Map with north arrow required.)

B15. **Evaluator:** Lauren Weiss Bricker, Ph.D.
Date of Evaluation: 1 June 1996

(This space reserved for official comments.)

B13. Significance:

This building was built by Matthew Bernard McGown II, founder of M.B. McGowan, Inc. General Contractors, for his own residence. McGowan was born in San Francisco on 15 June 1870. He was the son of Matthew McGowan, who migranted from Ireland to Victoria, B.C. in 1846, and in 1862 re-located his firm to San Francisco. The firm was continued by Matthew McGowan III, who became its president in 1935. At that time, it was considered the oldest construction firm in California, and one of the oldest businesses operating continuously by the same family.

Unfortunately, the single family dwelling has been considerably altered, having the appearance of a large house uncomfortably adapted to a different function. These alterations may date from 1916 when the owner, a Mrs. Hakim commissioned the San Francisco architectural firm of Rousseau & Rousseau to make a $2,000 alteration to the building. Since at least 1913, the building had functioned as a boarding house.

While the building is associated with a prominent San Francisco family, alterations by subsequent owners have diminished its physical association with the original developers. Due to these alterations, the building does not appear to be eligible for special planning considerations nor eligibility for listing in the National Register of Historic Places.

B14. References:

Building Permit #070807 (17 July 1916), #0104269 (27 January 1922), Department of Public Works, City and County of San Francisco.

Crocker-Langley, *San Francisco City Directory* (1897, 1899).

Langley, *San Francisco City Directory* (1894).

"McGowan, Matthew Bernard," in *Who's Who in California, 1939-40* (Los Angeles, Who's Who Co., 1940): 79.

Sanborn Fire Insurance Map, *San Francisco* 4 (1899): 391; 4 (1913): 379; 4 (1913, rev. 1952): 379.

Water Hook-Up Application, 28 February 1893, San Francisco Department of Water.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB SITE
	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0457E: Pier 48 Repair
Location: Pier 48 (Assessor's Block/Lot: 9900/048), east of Terry Francois Boulevard and Mission Rock Street
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would involve repair of the deteriorated pier deck on the south apron (the deck area outside of the pier shed) of Pier 48, and replacement of 143 deteriorated, creosote-treated piles under the south apron pier. Pier 48 is east of Terry Francois Boulevard and Mission Rock Street, in the Mission Bay area of San Francisco, and is under the jurisdiction of the Port of San Francisco. Pier 48 was constructed from 1928 to 1930, and is a Contributing Resource within the Port of San Francisco's Embarcadero National Register Historic District. Currently, Pier 48 is vacant, and is leased for interim periods for special events. Pier 48 has been used for maritime and industrial uses, and for berthing of large sea vessels along its north and south aprons.

(Continued on Second Page.)

6

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Port of San Francisco, Project Contact: Kanya Dorland, Planner, (415) 274-0264

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section 15301(d); Class Number: 1.

REMARKS: (See Second Page.)

Contact Person: Irene Nishimura Telephone: (415) 558-5967

Date of Determination:
June 8, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

cc: Kanya Dorland, Planner, Port of San Francisco
Mark Paez, Planner, Port of San Francisco
Mark Luellen, Senior Planner and Coordinator, Historic Preservation Team
Randall Dean, Planner & Archeologist, Major Environmental Analysis, Planning Department
Historic Resources Mailing List
Mission Bay Mailing List
Virnaliza Byrd/M.D.F./ Exemption/Exclusion File

DOCUMENTS DEPT.

JUN 27 2006

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Description of Nature and Purpose of Project, continued:

Repair work would include replacing the wooden deck, stringers and pile caps on the south apron. As part of the replacement of the existing 143 deteriorated, creosote-treated piles, the existing piles would be cut off at the mud line. Immediately adjacent to the location of the former piles, 143 new polymer-coated wooden piles would be placed, thereby retaining generally the existing piles' alignment, spatial arrangement, and design. Pile driving would be conducted in order to install the piles.

In addition, two sets of existing rail tracks on the south apron would be removed in order to replace the underlying deteriorated deck, stringers and pile caps. These rail tracks have not been in use for a number of years, and would not be re-installed or replaced.

Pier 48 is within an M-2 (Heavy Industrial) District, a 40-X Height and Bulk District, the San Francisco Port's Embarcadero National Register Historic District, and is adjacent to the Mission Bay area. In addition, it is under San Francisco Port (Port) jurisdiction, whereby, the proposed project's structural engineering and construction plans would be reviewed and approved by the Port's engineering and planning and development staff. The funding of the pier's rehabilitation work would be reviewed and approved by the San Francisco Port Commission.

Remarks:

As described above, Pier 48 was built from 1928 to 1930, and has been determined to be a Contributing Resource in the Port's Embarcadero National Register Historic District. In the intervening years since its construction, Pier 48 underwent several alterations, improvements, repairs, and rehabilitation work. Nevertheless, it still retains a high degree of historic architectural integrity. (See the attached Memorandum, Review of Proposed Pier 48 Apron Repair for Consistency with the Secretary of the Interior's Rehabilitation Standards, dated March 24, 2006, prepared by Mark Paez, Planner, Planning and Development, Port of San Francisco, which was reviewed by Mark Luellen, Historic Preservation Coordinator in the Planning Department, and signed by him on May 25, 2006.)

Within the Port's Embarcadero Historic District, proposed projects are governed by the Port's Historic Preservation Review Guidelines for Pier and Bulkhead Wharf Substructures (the Guidelines). The Guidelines, approved by the Port Commission and the State Office of Historic Preservation (SHPO) in 2005, provide guidance and information on the preferred approach to the maintenance, repair and alteration of substructures within the Embarcadero Historic District. The proposed repair work was evaluated by the Port planner and the Planning Department's Historic Preservation Coordinator, in accordance with the Guidelines, and was found to be consistent with the Guidelines for Pier and Bulkhead Wharf Substructures (see attached Memorandum). Hence, the project would not result in a significant, adverse impact to an historical, architectural resource. [For details of the Guidelines' review criteria and standards, the evaluation of the proposed repair project, and the findings of consistency with the Guidelines, please see the attached Review of Proposed Pier 48 Apron Repair Memorandum, prepared by Mark Paez, Planner with the Port of San Francisco, which evaluation and findings were agreed with and signed on May 25, 2006, by Mark Luellen, Historic Preservation Coordinator for the Planning Department.]

In addition, the Planning Department's staff archeologist and the State Lands Commission staff reviewed the proposed project and the State's archeological resources archives, which include buried historical shipwrecks' locations. The Planning Department's archeologist has determined that there is no significant archeological resource in the area of the proposed pier project. Hence, the project would not result in a significant, adverse impact on historical archeological resources.

California Environmental Quality Act, State Guidelines Section 15301(d), or Class 1, provides an exemption from environmental analysis for projects that would consist of restoration or rehabilitation of deteriorated or

damaged structures. The proposed project would involve repair and rehabilitation of the pier, including in-kind replacement of existing deteriorated wood piles with new polymer-coated wood piles; in-kind replacement of deteriorated wood decking, stringers and pile caps and pile caps with similar materials on the pier's south apron. Hence, the proposed project is deemed to be exempt from environmental analysis under CEQA State Guidelines Section 15301(d) as a Class 1 project.

Lastly, CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

For the above reasons, the proposed project is appropriately exempt from environmental review as a Class 1 project.

MEMORANDUM

March 24, 2006

TO: Byron Rhett, Director Planning and Development

CC: Ed Byrne, Chief Harbor Engineer
Joe Roger, Engineering
Diane Oshima, Planning
Mark Lozovoy, Real Estate
John Aires, Engineering

FROM: Mark Paez, Planning and Development

SUBJECT: **Review of Proposed Pier 48 Apron Repair for Consistency with the Secretary of the Interior's Rehabilitation Standards**

Pier 48 was constructed in 1928-30 and is a Contributing Resource in the Port's Embarcadero National Register Historic District. In 1937 a connecting shed was built between the outshore ends of Sheds A and B. Following a fire in 1996 the connecting shed, now known as Shed C, was rebuilt. In 2003 the Port seismically reinforced the pier deck or "valley" between Sheds A and B by constructing a newer deck on top of the existing deck, as well as a new access ramp that provides vehicular access to the new elevated deck. Several large supporting piles were driven through the existing deck. Despite these alterations Pier 48 maintains a high degree of integrity.

Scope of Work

Pier 48 is currently vacant and is leased on an interim basis by the Port for special events. The facility is capable of accommodating maritime and industrial uses in two transit sheds and a smaller connecting shed. Pier 48 is used for berthing large vessels along its north and south aprons. The pier aprons are constructed of wooden piles, caps, stringers and decks, while the substructure beneath the transit sheds is constructed of reinforced concrete.

The Port's Engineering Division conducted a structural survey of the pier in 2003-04 and determined that north and south aprons are in need of repair. 143 of the existing creosote treated wood pilings that support the aprons have deteriorated and must be replaced in order to maintain the structural integrity and function of the aprons. The proposed scope of work would result in the "in-kind" replacement of the existing wood piles with new polymer coated wood piles. The deteriorated piles would be cut-off at the mud line of the Bay and replacement piles would be located immediately adjacent to the former pile location thereby maintaining the same general alignment, spatial arrangement and design. Deteriorated wood decking, stringers and pile caps on the south apron would also be

replaced "in-kind" with like materials as necessary. In addition, two sets of existing rail tracks on the south apron would be cut where the apron meets the bulkhead wharf and removed for a depth of approximately 22 feet to allow for the replacement of the underlying deteriorated decking, stringers and pile caps. The project does not propose to replace this section of rail track.

Finding

Within the Embarcadero Historic District pier and bulkhead wharf substructure repair projects are governed by the Port's Historic Preservation Review Guidelines for Pier and Bulkhead Wharf Substructures. These guidelines, which were approved by the Port Commission and the State Office of Historic Preservation in 2005, provide information and guidance on the preferred approach to the maintenance, repair and alteration of substructures within the historic district. The guidelines also define how the Secretary of the Interior's Standards should be interpreted and applied to this particular resource type. The proposal has been reviewed and determined to meet the definition of Replacement "In-Kind" and the applicable review criteria set forth in the Guidelines:

Review Criteria

Replacement of historic materials in-kind for pier and bulkhead wharf substructures shall be reviewed to match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement shall be consistent with the Embarcadero Historic District's period of significance. and shall be substantiated by documentary, physical, or pictorial evidence. See Appendix II – National Park Service Preservation Brief #16 The use of substitute materials on historic building exteriors. The Port, in reviewing and authorizing projects involving replacement in-kind of deteriorated historic materials of substructures within the Historic District, shall make reasonable efforts to maintain, rehabilitate and minimize damage to existing historic materials and to faithfully match the materials being replaced in quality, design, configuration, color, texture and appearance.

Secretary Standards

The proposed scope of work is consistent with the following applicable Secretary Standards for Rehabilitation:

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed improvements would allow the pier aprons to continue to support the berthing and access needs of Pier 48 as a maritime and industrial facility.

Although the project proposes to remove a portion of the rail track on the south apron in order to repair and replace, as necessary, the underlying decking, stringers and pile cap, it would not change the historic use of the facility. The pier aprons were designed to support rail cars for the transport of cargo on and off the pier. However, the rail spurs on the Pier 48 wood aprons have not been used for many years and even after repair would not meet contemporary engineering standards. To reintroduce the rail function on these aprons would require strengthening of the wood substructure in order to provide sufficient structural support. Therefore, removal of 22 feet of rail on the south apron would not result in a change to the historic use of this resource. Overall the project would result in minimal change to the pier's distinctive materials, features, spaces, and spatial relationships.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

   The proposed repair of the north and south apron would remove existing deteriorated components of the pier substructure replacing them "in-kind" with like materials in the same general arrangement, location and design.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

   Standard No. 3 does not apply to this project.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

   Standard No. 4 does not apply to this project.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

   The proposed "in-kind" replacement of portions of the pier aprons would maintain the visual appearance of the exterior of the apron and its features, finishes and construction techniques.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The existing deteriorated wood decking, stringers, pile caps and substructure piles cannot be repaired and will be replaced "in-kind" with like materials that will match the existing piles in dimension, location and arrangement. However, the new piles will differ in appearance in so far as they will be coated with a black polymer material that protects the wood from the harsh marine environment in order to minimize deterioration.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

   Standard No. 7 does not apply to this project.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

   Standard No. 8 does not apply to this project.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

   Standard No. 9 does not apply to this project.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

    Standard No. 10 does not apply to this project.

Conclusion

Based on my review of the proposed scope of work, the architectural plans dated January 13, 2006 and my field observations, I have concluded that the proposal is consistent with the Secretary of the Interior's Standards.

Architectural Plans

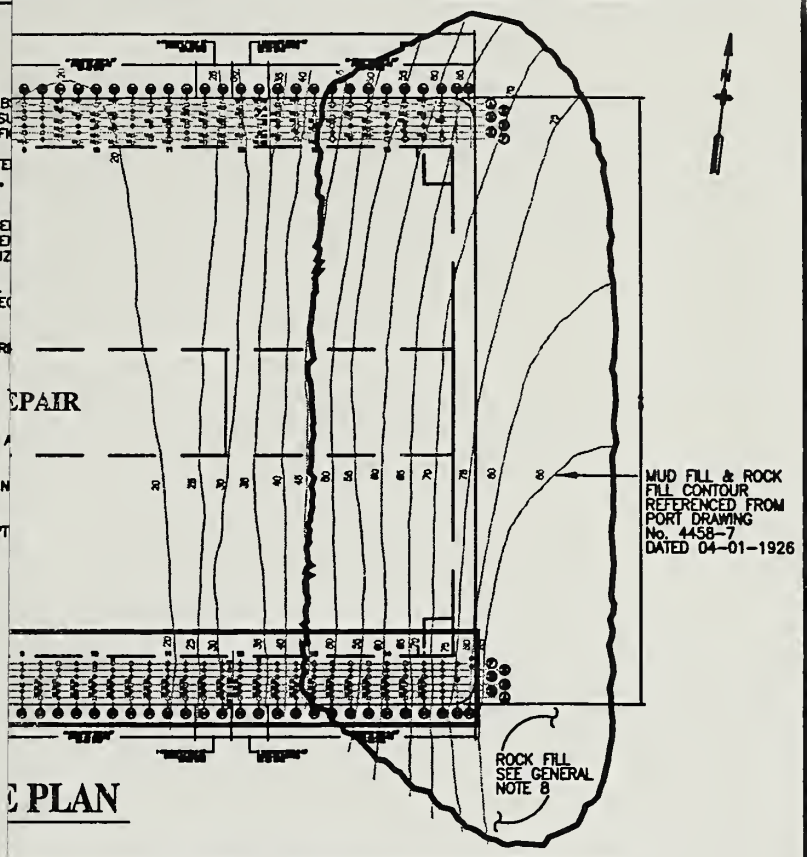
Architectural Plans dated January 13, 2006 are on file with Planning & Development.

REVIEWED BY PRESERVATION COORDINATOR
5/25/06
MARK LAUREN

GENERAL: SEE SHEET G1

1. THE SURVEY INFORMATION SHOWN ON THE DRAWINGS IS BASED ON VISUAL OB
ABOVE THE WATERLINE AND BELOW THE WATERLINE BY A DIVE SURVEY. THE SU
INFORMATION IS AVAILABLE FOR REVIEW AT THE PORT OF SAN FRANCISCO OFFI
2. THE DISCHARGE, OR CREATION OF A POTENTIAL FOR DISCHARGE, OF ANY MATE
ASPHALT, CREOSOTE PILE SHAVINGS, CONCRETE, SILTS, CLAY, SAND, SAWDUST,
MATERIALS TO THE BAY IS PROHIBITED.
3. A FLOATING DEBRIS BARRIER AND ABSORBENT BOOM SHALL BE POSITIONED BE
ALONG-SIDE AREAS WHERE WORK IS OCCURRING AND ENSURE THAT THE POTE
DEBRIS, CHEMICALS OR TREATED MATERIALS TO CONTACT BAY WATER IS MINIMIZ
4. ALL MATERIAL AND DEBRIS GENERATED AS A RESULT OF THIS PROJECT SHALL
FROM THE SITE AND PROPERLY DISPOSED OF TO AN APPROPRIATE UPLAND REC
DISPOSAL SITE.
5. CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND FUELED IN AREAS WHERE
SPILLS SHALL NOT IMPACT WATER OF THE STATE.
6. SPILL CONTAINMENT AND CLEANUP EQUIPMENT SHALL BE MAINTAINED ON-SITE
THE DURATION OF THE PROJECT.
7. THESE PLANS ARE FOR VERTICAL DEAD LOAD AND LIVE LOAD. LATERAL LOADS A
CONSIDERED IN THIS REPAIR.
8. ORIGINAL 1926 PORT DRAWING INDICATES ROCK FILL WAS INSTALLED IN AREA N
PORT DIVERS SURVEY AREA AND FOUND NO ROCK FILL.
9. ALL PROJECT DELIVERIES MUST OCCUR BY WATER WITH THE FOLLOWING EXCEPT
a. CONCRETE DELIVERIES
b. ASPHALT DELIVERIES
10. ALL PILE INSTALLATION WORK MUST OCCUR FROM THE WATERSIDE.

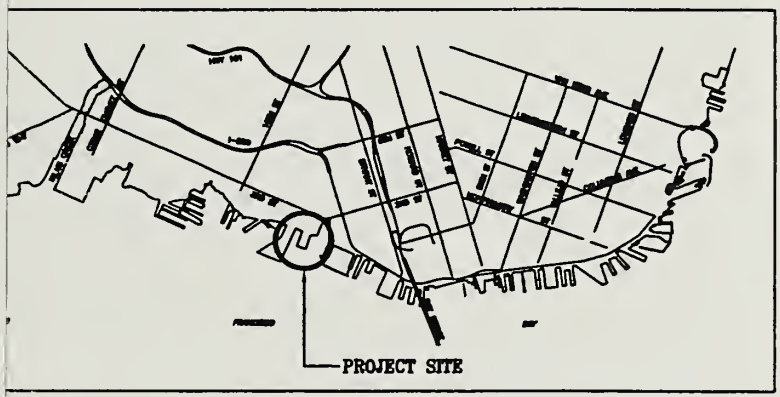
LAN



EPAIR

E PLAN

P48 VICINITY



06.0457E

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE & FILE NO.

SEE REFERENC

FACILITY REPAIR
PIER 48 APRONS

TITLE SHEET

CONTRACT NO.	2707
DRAWING NO.	12616-48-S
SPECIFICATION NO.	N/A
SHEET NO.	P48-S1

Projects\Piers\Pier48\2707 Pier 48 Apron Repairs\1-Design\P48 Apron-Title S1

GENERAL NOTES

GENERAL: SEE SHEET G1

1. THE SURVEY INFORMATION SHOWN ON THE DRAWINGS IS BASED ON VISUAL OBSERVATION ABOVE THE WATERLINE AND BELOW THE WATERLINE BY A DIVE SURVEY. THE SURVEY INFORMATION IS AVAILABLE FOR REVIEW AT THE PORT OF SAN FRANCISCO OFFICE.
2. THE DISCHARGE, OR CREATION OF A POTENTIAL FOR DISCHARGE, OF ANY MATERIAL INCLUDING ASPHALT, CREOSOTE PILE SHAVINGS, CONCRETE, SILTS, CLAY, SAND, SAWDUST, OR OTHER MATERIALS TO THE BAY IS PROHIBITED.
3. A FLOATING DEBRIS BARRIER AND ABSORBENT BOOM SHALL BE POSITIONED BENEATH AND ALONG-SIDE AREAS WHERE WORK IS OCCURRING AND ENSURE THAT THE POTENTIAL OF ALL DEBRIS, CHEMICALS OR TREATED MATERIALS TO CONTACT BAY WATER IS MINIMIZED.
4. ALL MATERIAL AND DEBRIS GENERATED AS A RESULT OF THIS PROJECT SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF TO AN APPROPRIATE UPLAND RECYCLING OR DISPOSAL SITE.
5. CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND FUELED IN AREAS WHERE ACCIDENTAL SPILLS SHALL NOT IMPACT WATER OF THE STATE.
6. SPILL CONTAINMENT AND CLEANUP EQUIPMENT SHALL BE MAINTAINED ON-SITE THROUGHOUT THE DURATION OF THE PROJECT.
7. THESE PLANS ARE FOR VERTICAL DEAD LOAD AND LIVE LOAD. LATERAL LOADS ARE NOT CONSIDERED IN THIS REPAIR.
8. ORIGINAL 1928 PORT DRAWING INDICATES ROCK FILL WAS INSTALLED IN AREA NOTED. PORT DIVERS SURVEY AREA AND FOUND NO ROCK FILL.
9. ALL PROJECT DELIVERIES MUST OCCUR BY WATER WITH THE FOLLOWING EXCEPTIONS.
   a. CONCRETE DELIVERIES
   b. ASPHALT DELIVERIES
10. ALL PILE INSTALLATION WORK MUST OCCUR FROM THE WATERSIDE.

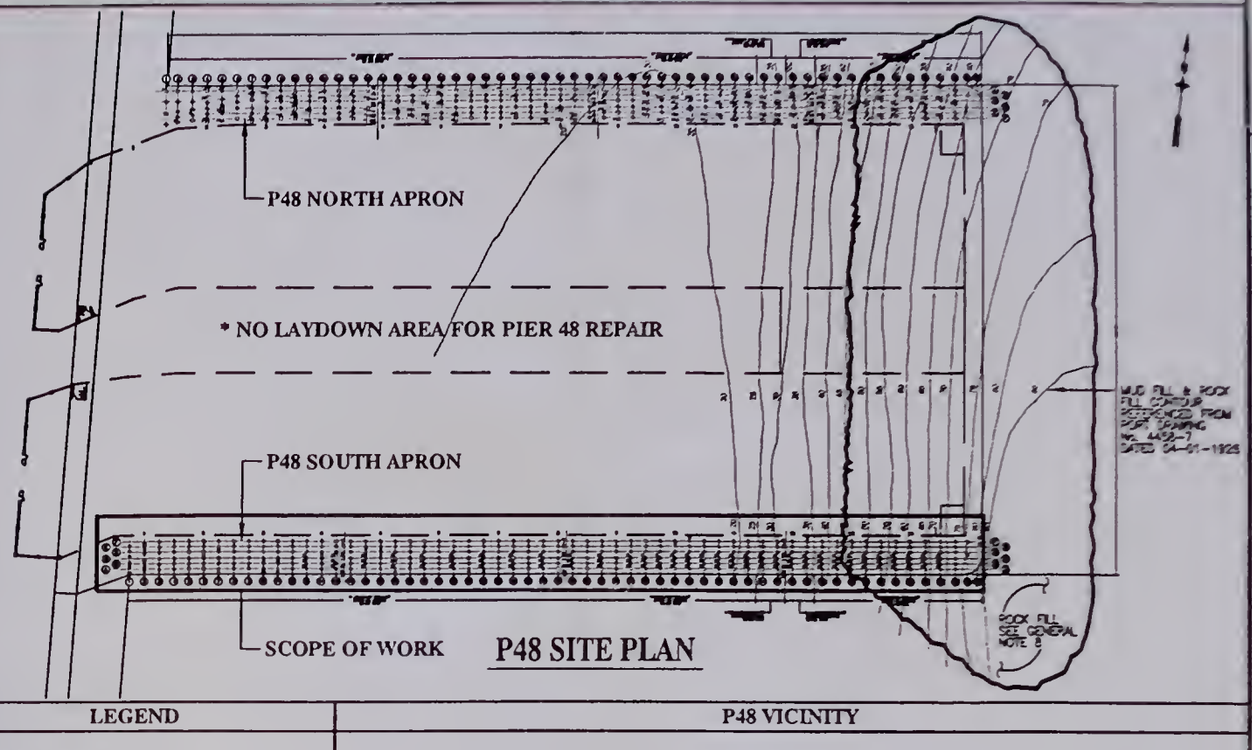
REFERENCES:

- TREADWELL & ROLLO GEOTECHNICAL INVESTIGATION PIER 48 EARTHQUAKE DAMAGE REPAIR
- PLANS FOR PIER NO. 48 TEST PILE DIAGRAMS (DRAWING NO. 4458-48-1) (APRIL1,1926)
- (E) PILE CONDITION SURVEY INFORMATION AND SURVEY PERFORMED BY PORT MAINTENANCE AND ENGINEERING - JULY 2004.

PIER 48 DRAWING INDEX

P48-S1	TITLE SHEET
P48-S2 - S5	SOUTH APRON REPAIR PLAN
STND1	FULL PILE REPLACEMENT DETAILS
STND2	DECK REPAIR DETAILS
STND3	PILE SPLICE REPAIR DETAILS
STND4	DECK REMOVAL & REPLACEMENT PLAN & DETAILS
STND5	DECK REMOVAL & REPLACEMENT SECTIONS & DETAILS

SITE PLAN



P48 SITE PLAN

SPECIFICATION INDEX

SEE G1

ABBREVIATIONS

SEE G1

LEGEND

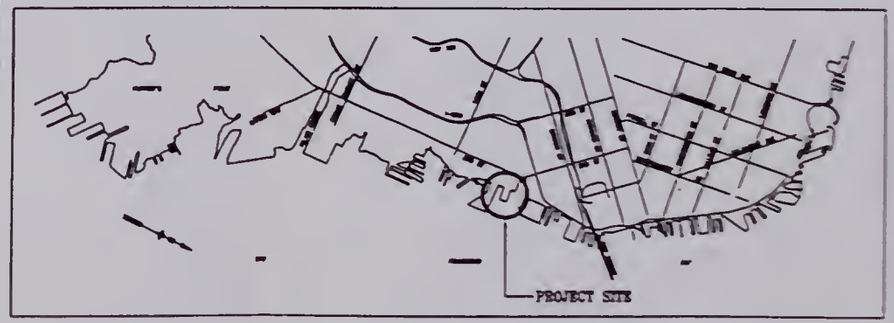
EXISTING CONDITIONS

- (E) GOOD NEWER PILE - INSTALLED APPROX 1970
- (E) GOOD PILE
- (E) BAD PILE
- (E) NEWER PILE - INSATALLED APPROX 1970
- (E) HANGING PILE
- (E) GRID LINES INDICATE LOCATION OF ORIGINAL PILES, DOES NOT CURRENTLY EXIST
- (E) GRID LINES INDICATE LOCATION OF ORIGINAL PILES, A STUB WAS FOUND DURING THE DIVE SURVEY

NEW CONSTRUCTION

- INSTALL (N) PILE PER SHEET STND1, STND4 AND STND5
- REMOVE (E) HANGER PILE AND INSTALL (N) PILE SECTION. STUB MAY NEED TO BE CUT. SEE SHEET STND3
- INSTALL (N) PILE ON (E) PILE STUB SEE SHEET STND3

P48 VICINITY



06.0457E

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMATION & FILE NO. OF SURVEYS

SEE REFERENCE LIST ON S1

SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED: JR	DATE: 1/13/06	
DRAWN: HK	DATE: 1/13/06	
CHECKED: UP	DATE: 1/13/06	

APPROVED BY SAN FRANCISCO PORT COMMISSION
DATE: _____
CHIEF HARBOR ENGINEER

SCALE: NONE

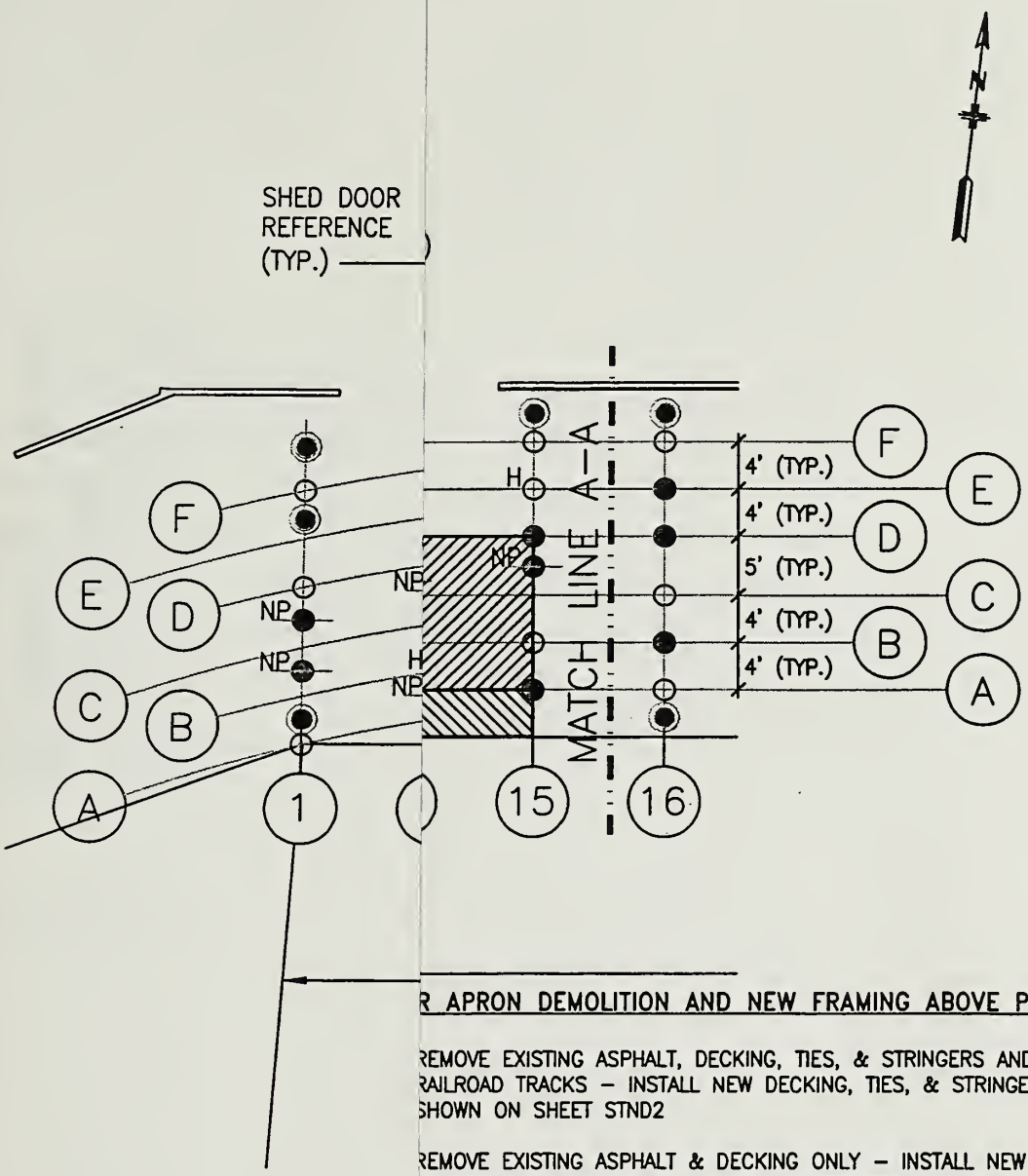
SHEET OF SHEETS: 1 OF 5

FACILITY REPAIR
PIER 48 APRONS

TITLE SHEET

CONTRACT NO. 2707
DRAWING NO. 12918-48-S
SPECIFICATION NO. N/A
SHEET NO. P48-S1

G:\01 Projects\Piers\Pier48\2707 Pier 48 Apron Repairs\1-Design\P48 Apron-Title S1



R APRON DEMOLITION AND NEW FRAMING ABOVE PILES

REMOVE EXISTING ASPHALT, DECKING, TIES, & STRINGERS AND CUT STEEL RAILROAD TRACKS – INSTALL NEW DECKING, TIES, & STRINGERS AS SHOWN ON SHEET STND2

REMOVE EXISTING ASPHALT & DECKING ONLY – INSTALL NEW 4 X 12 DECKING IN ORIENTATION SHOWN ON SHEET STND2

L AREAS OF DETERIORATED DECKING, FRAMING, AND PILING BROUGHT TO THE ATTENTION OF THE ENGINEER.

CONDITION SURVEY INFORMATION AND SURVEY PERFORMED MAINTENANCE AND ENGINEERING – JULY 2004.

TOR RESPONSIBLE FOR VERIFYING ALL (N) QUANTITIES NOTED UBMITTING BID.

(E) PILES DENOTED ARE NOT TO SCALE (NTS) TYP.

TOR SHALL REMOVE 143 (E) BAD PILES.
3 BAD PILES OCCUR BETWEEN COL.
AND (57), SOME OF THESE PILES MAY BE 'WRAPPED', V.I.F.

LEGEND:

NEW CONSTRUCTION

- INSTALL (N) PILE PER SHEET STND1, STND4 AND 5
- H — REMOVE (E) HANGER PILE AND INSTALL (N) PILE SECTION. STUB MAY NEED TO BE CUT. SEE SHEET STND3
- S — REMOVE (E) PILE BY CUTTING AND INSTALL (N) PILE ON (E) PILE STUB SEE SHEET STND3

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE & FILE NO.

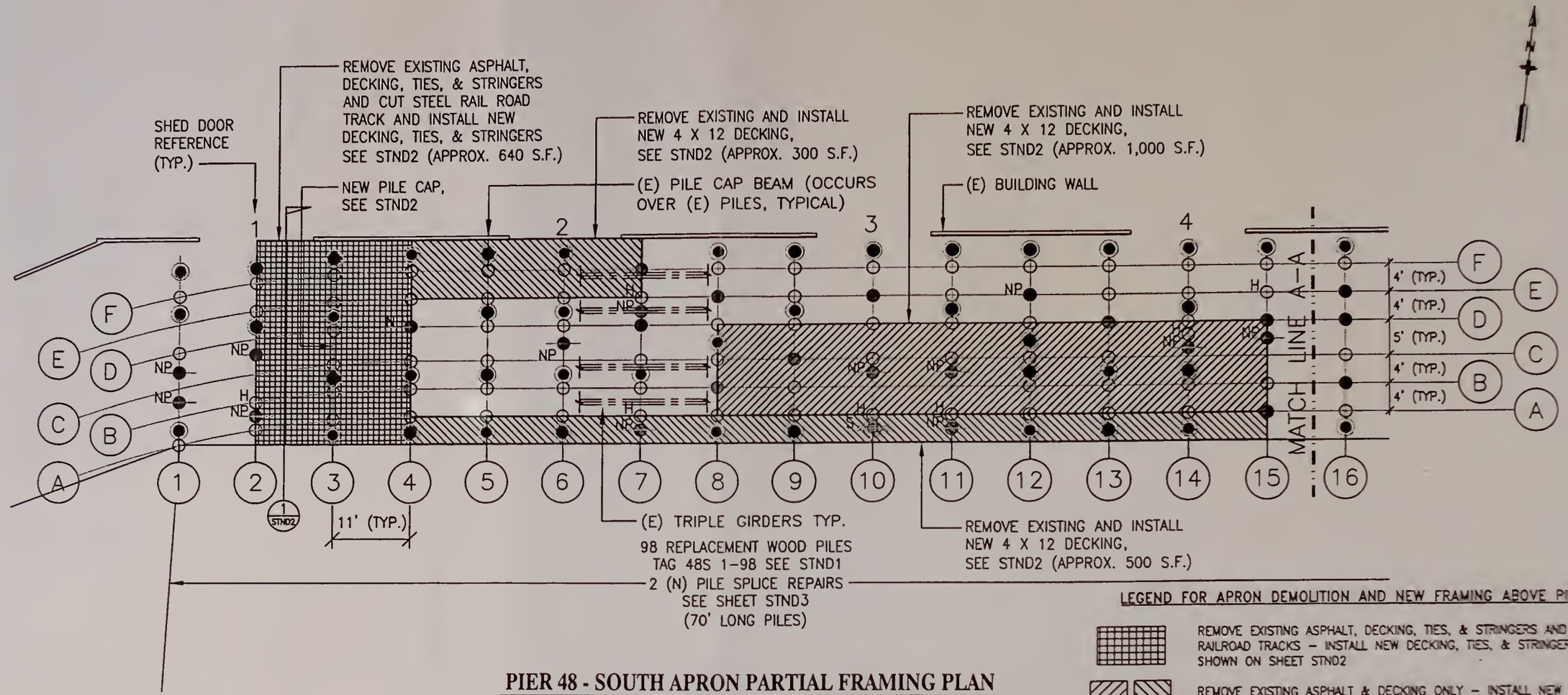
SEE REFERENCE

FACILITY REPAIR
PIER 48 APRONS

SOUTH APRON REPAIR PLAN

CONTRACT NO.	2707
DRAWING NO.	12617-48-S
SPECIFICATION NO.	N/A
DWG. NO.	P48-S2

s\Piers\Pier48\2707 Pier 48 Apron Repairs\1-Design\P48 Apron S2-S9-BCDC



PIER 48 - SOUTH APRON PARTIAL FRAMING PLAN

COLUMN LINES 1-15

LEGEND:

NEW CONSTRUCTION

- INSTALL (N) PILE PER SHEET STND1, STND4 AND 5
- REMOVE (E) HANGER PILE AND INSTALL (N) PILE SECTION. STUB MAY NEED TO BE CUT. SEE SHEET STND3
- REMOVE (E) PILE BY CUTTING AND INSTALL (N) PILE ON (E) PILE STUB SEE SHEET STND3

EXISTING CONDITIONS

- (E) GOOD NEWER PILE - INSTALLED APPROX 1970
- (E) GOOD PILE
- (E) BAD PILE
- (E) NEWER PILE IN POOR CONDITION - INSTALLED APPROX 1970
- (E) HANGING PILE SECTION
- (E) GRID LINES INDICATE LOCATION OF ORIGINAL PILES, DOES NOT CURRENTLY EXIST
- (E) GRID LINES INDICATE LOCATION OF ORIGINAL PILES, A STUB WAS FOUND DURING THE DIVE SURVEY

LEGEND FOR APRON DEMOLITION AND NEW FRAMING ABOVE PILES

- REMOVE EXISTING ASPHALT, DECKING, TIES, & STRINGERS AND CUT STEEL RAILROAD TRACKS - INSTALL NEW DECKING, TIES, & STRINGERS AS SHOWN ON SHEET STND2
- REMOVE EXISTING ASPHALT & DECKING ONLY - INSTALL NEW 4 X 12 DECKING IN ORIENTATION SHOWN ON SHEET STND2

NOTES:

1. ADDITIONAL AREAS OF DETERIORATED DECKING, FRAMING, AND PILING SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. (E) PILE CONDITION SURVEY INFORMATION AND SURVEY PERFORMED BY PORT MAINTENANCE AND ENGINEERING - JULY 2004.
3. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL (N) QUANTITIES NOTED BEFORE SUBMITTING BID.
4. (N) AND (E) PILES DENOTED ARE NOT TO SCALE (NTS) TYP.
5. CONTRACTOR SHALL REMOVE 143 (E) BAD PILES. THESE 143 BAD PILES OCCUR BETWEEN COL. LINES (1) AND (5). SOME OF THESE PILES MAY BE 'WRAPPED', W.I.F.

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMATION & FILE NO. OF SURVEYS
SEE REFERENCE LIST ON S1

SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED: TB	DATE: 1/13/06	
DRAWN: SC	DATE: 1/13/06	
CHECKED: JR	DATE: 1/13/06	

APPROVED BY SAN FRANCISCO PORT COMMISSION
DATE: _____
CHIEF HARBOR ENGINEER

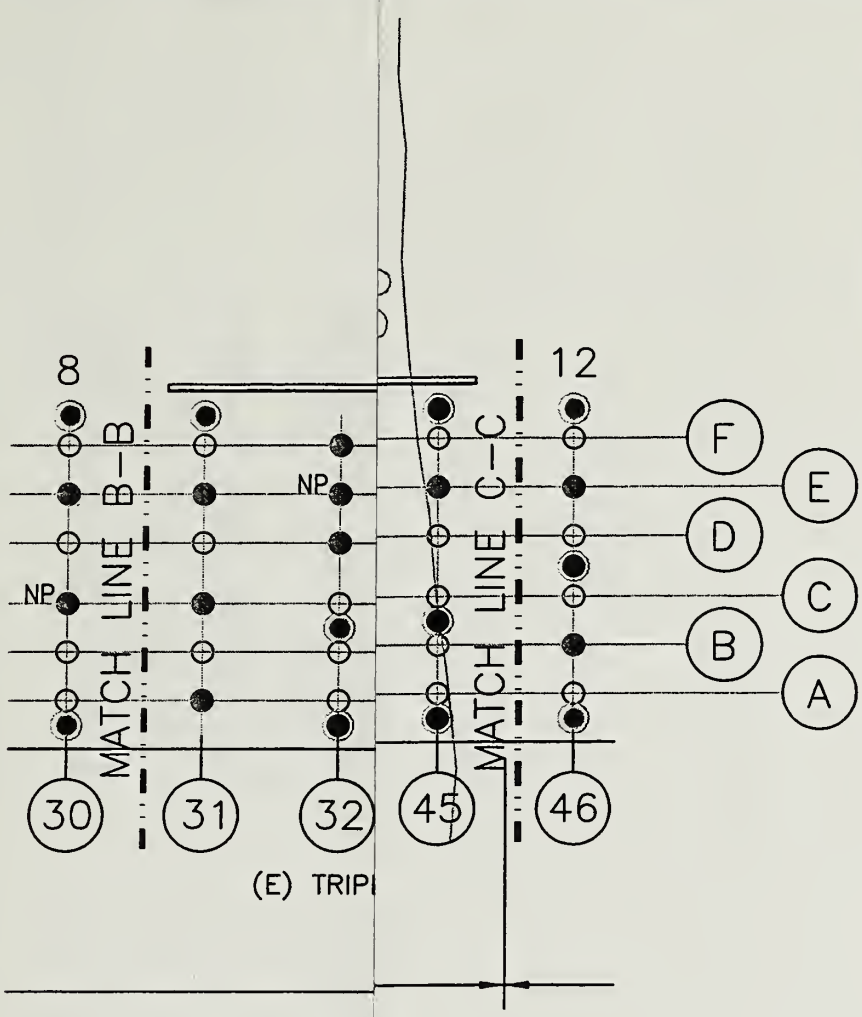
SCALE: 1/16"=1'-0"
SHEET OF SHEETS 2 OF 5

FACILITY REPAIR
PIER 48 APRONS

SOUTH APRON REPAIR PLAN

CONTRACT NO. 2707
DRAWING NO. 1281.7-48-S
SPECIFICATION NO. N/A
FILE NO. P48-02

G:\01 Projects\Piers\Pier48\2707 Pier 48 Apron Repairs\1-Design\P48 Apron Plan.dgn



LEGEND:

NEW CONSTRUCTION

- INSTALL (N) PILE PER SHEET STND1, STND4 AND 5
- H — REMOVE (E) HANGER PILE AND INSTALL (N) PILE SECTION. STUB MAY NEED TO BE CUT. SEE SHEET STND3
- S — REMOVE (E) PILE BY CUTTING AND INSTALL (N) PILE ON (E) PILE STUB SEE SHEET STND3

AL AREAS OF DETERIORATED DECKING, FRAMING, AND PILING
E BROUGHT TO THE ATTENTION OF THE ENGINEER.

CONDITION SURVEY INFORMATION AND SURVEY PERFORMED
MAINTENANCE AND ENGINEERING – JULY 2004.

TOR RESPONSIBLE FOR VERIFYING ALL (N) QUANTITIES NOTED
SUBMITTING BID.

(E) PILES DENOTED ARE NOT TO SCALE (NTS) TYP.

TOR SHALL REMOVE 143 (E) BAD PILES.
-3 BAD PILES OCCUR BETWEEN COL.
AND 67, SOME OF THESE PILES MAY BE 'WRAPPED', V.I.F.

DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMA & FILE NO. OF SUR

SEE REFERENCE LIST

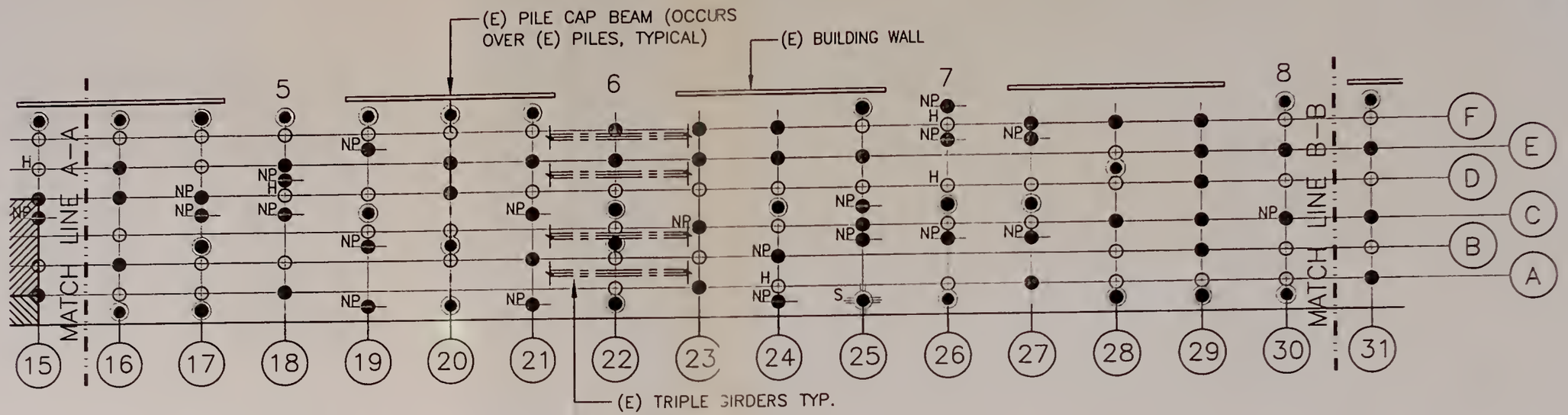
FACILITY REPAIR
PIER 48 APRONS

SOUTH APRON REPAIR PLAN

CONTRACT NO.	2707
DRAWING NO.	12619-48-S
SPECIFICATION NO.	N/A
DWG. NO.	P48-S4

rs\Pier48\2707 Pier 48 Apron Repairs\1-Design\P48 Apron S2-S9-BCDC

EXTERNAL REFERENCES: XREFS
SCALE FACTOR: XX
ORIGIN: SECTION
FILE NAME: PORT-STD.DWG
DATE: --/--/--



98 REPLACEMENT WOOD PILES
TAG 48S 1–98 SEE STND1
2 (N) PILE SPLICE REPAIRS
SEE SHEET STND3
(70' LONG PILES)

PIER 48 - SOUTH APRON PARTIAL FRAMING PLAN

COLUMN LINES 16–30

LEGEND:

NEW CONSTRUCTION

- INSTALL (N) PILE PER SHEET STND1, STND4 AND 5
- REMOVE (E) HANGER PILE AND INSTALL (N) PILE SECTION. STUB MAY NEED TO BE CUT. SEE SHEET STND3
- REMOVE (E) PILE BY CUTTING AND INSTALL (N) PILE ON (E) PILE STUB SEE SHEET STND3

EXISTING CONDITIONS

- (E) GOOD NEWER PILE – INSTALLED APPROX 1970
- (E) GOOD PILE
- (E) BAD PILE
- (E) NEWER PILE IN POOR CONDITION – INSTALLED APPRDX 1970
- (E) HANGING PILE SECTION
- (E) GRID LINES INDICATE LOCATION OF ORIGINAL PILES, DOES NOT CURRENTLY EXIST
- (E) GRID LINES INDICATE LOCATION OF ORIGINAL PILES, A STUB WAS FOUND DURING THE DIVE SURVEY

NOTES:

1. ADDITIONAL AREAS OF DETERIORATED DECKING, FRAMING, AND PILING SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. (E) PILE CONDITION SURVEY INFORMATION AND SURVEY PERFORMED BY PORT MAINTENANCE AND ENGINEERING – JULY 2004.
3. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL (N) QUANTITIES NOTED BEFORE SUBMITTING BID.
4. (N) AND (E) PILES DENOTED ARE NOT TO SCALE (NTS) TYP.
5. CONTRACTOR SHALL REMOVE 143 (E) BAD PILES. THESE 143 BAD PILES OCCUR BETWEEN COL. LINES (1) AND (57). SOME OF THESE PILES MAY BE 'WRAPPED', VIF

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMATION & FILE NO. OF SURVEYS
SEE REFERENCE LIST ON S1

SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED:	DATE:
TB	1/13/06
DRAWN:	DATE:
SC	1/13/06
CHECKED:	DATE:
JR	1/13/06

APPROVED BY SAN FRANCISCO PORT COMMISSION
DATE: _____
CHIEF HARBOR ENGINEER

SCALE: 1/16"=1'-0"
SHEET OF SHEETS: 3 OF 5

FACILITY REPAIR
PIER 48 APRONS

SOUTH APRON REPAIR PLAN

CONTRACT NO. 2707
DRAWING NO. 12-018-48-S
SPECIFICATION NO. N/A
FILE NO. P-48-33

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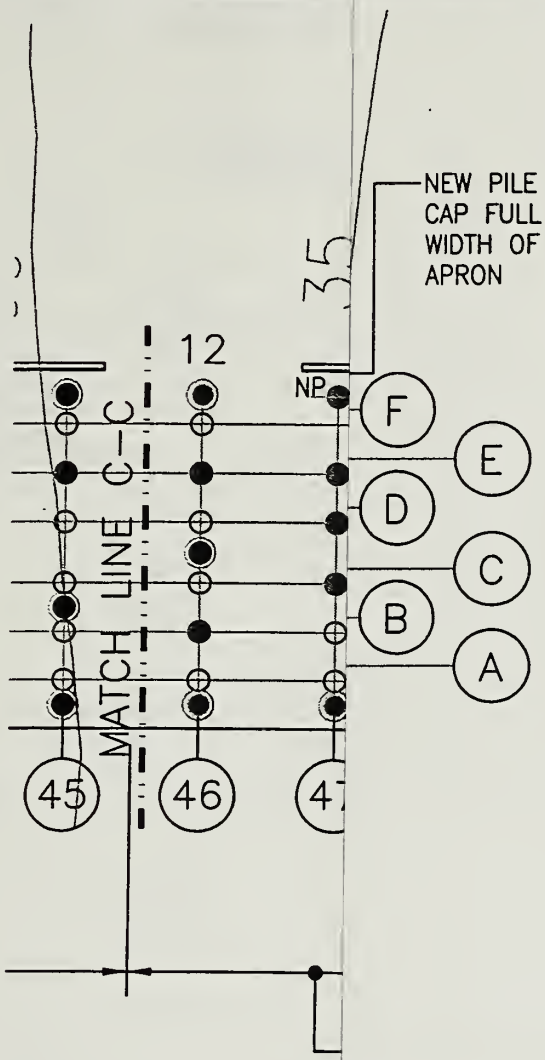


APRON DEMOLITION AND NEW FRAMING ABOVE PILES

OVE EXISTING ASPHALT, DECKING, TIES, & STRINGERS AND CUT STEEL ROAD TRACKS – INSTALL NEW DECKING, TIES, & STRINGERS AS WN ON SHEET STND2

OVE EXISTING ASPHALT & DECKING ONLY – INSTALL NEW 4 X 12 KING IN ORIENTATION SHOWN ON SHEET STND2

REAS OF DETERIORATED DECKING, FRAMING, AND PILING OUGHT TO THE ATTENTION OF THE ENGINEER.

DITION SURVEY INFORMATION AND SURVEY PERFORMED NTENANCE AND ENGINEERING – JULY 2004.

RESPONSIBLE FOR VERIFYING ALL (N) QUANTITIES NOTED MITTING BID.

PILES DENOTED ARE NOT TO SCALE (NTS) TYP.

SHALL REMOVE 143 (E) BAD PILES.
AD PILES OCCUR BETWEEN COL.
57, SOME OF THESE PILES MAY BE 'WRAPPED', V.I.F.

LEGEND:

NEW CONSTRUCTION

- INSTALL (N) PILE PER SHEET STND1, STND4 AND 5
- H — REMOVE (E) HANGER PILE AND INSTALL (N) PILE SECTION. STUB MAY NEED TO BE CUT. SEE SHEET STND3
- S — REMOVE (E) PILE BY CUTTING AND INSTALL (N) PILE ON (E) PILE STUB SEE SHEET STND3

DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMA
& FILE NO. OF SUR
SEE REFERENCE LIST

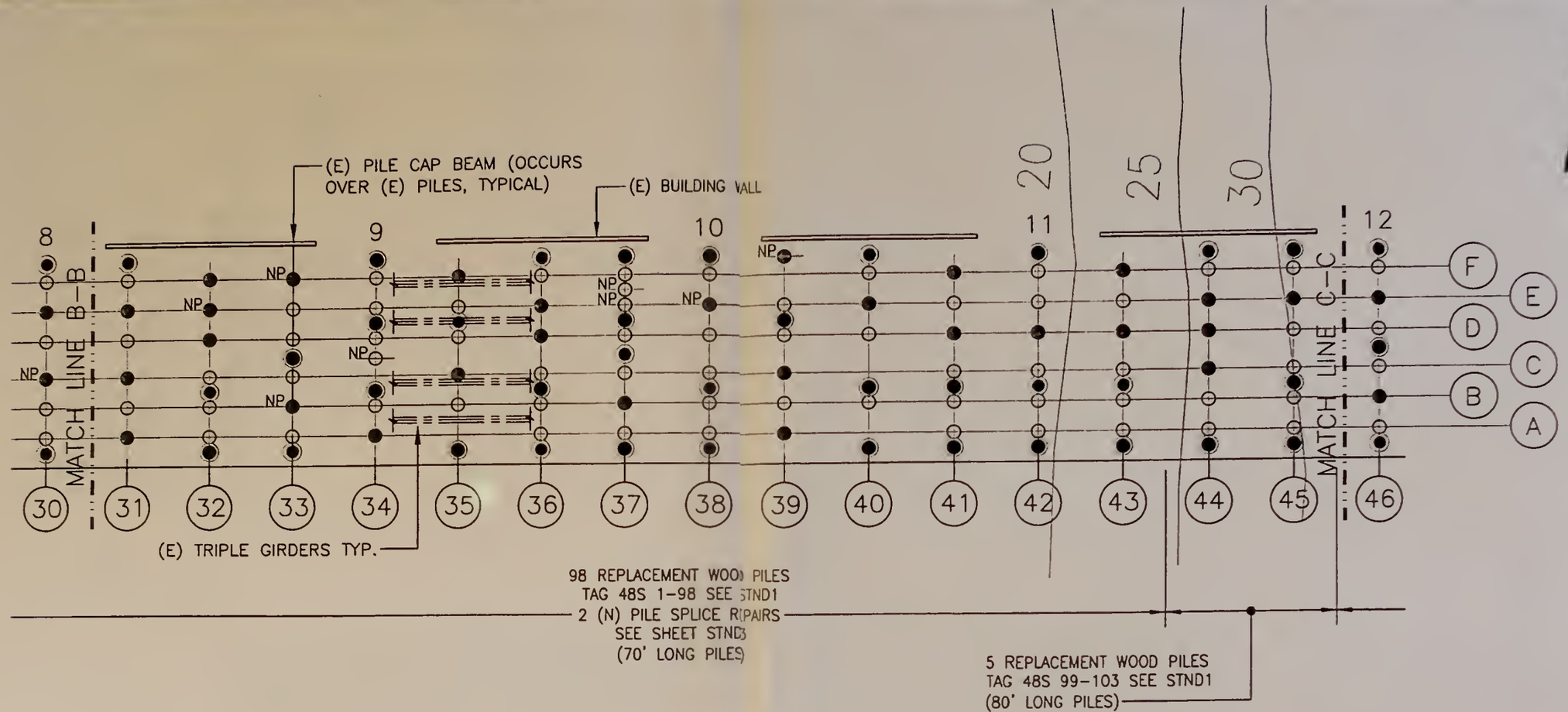
FACILITY REPAIR
PIER 48 APRONS

SOUTH APRON REPAIR PLAN

CONTRACT NO.	2707
DRAWING NO.	12620-48-S
SPECIFICATION NO.	N/A
DWG. NO.	P48-S5

rs\Pier48\2707 Pier 48 Apron Repairs\1-Design\P48 Apron S2-S9-BCDC

EXTERNAL REFERENCES: XREFS PLOTTED INSTR: PLOTTE
SCALE FACTOR: XX PLOTTED SCALE: 1=1
ORIGIN: SECTION
FILE NAME: PORT-STD.DWG DATE: --/--/--



PIER 48 - SOUTH APRON PARTIAL FRAMING PLAN

COLUMN LINES 3-45

LEGEND:

NEW CONSTRUCTION

- INSTALL (N) PILE PER SHEET STND1, STND4 AND 5
- H — REMOVE (E) HANGER PILE AND INSTALL (N) PILE SECTION. STUB MAY NEED TO BE CUT. SEE SHEET STND3
- S — REMOVE (E) PILE BY CUTTING AND INSTALL (N) PILE ON (E) PILE STUB. SEE SHEET STND3

EXISTING CONDITIONS

- NP — (E) GOOD NEWER PILE – INSTALLED APPROX 1970
- (E) GOOD PILE
- (E) BAD PILE
- NP — (E) NEWER PILE IN POOR CONDITION – INSTALLED APPROX 1970
- H — (E) HANGING PILE SECTION
- (E) GRID LINES INDICATE LOCATION OF ORIGINAL PILES. DOES NOT CURRENTLY EXIST
- S — (E) GRID LINES INDICATE LOCATION OF ORIGINAL PILES, A STUB WAS FOND DURING THE DIVE SURVEY

NOTES:

1. ADDITIONAL AREAS OF DETERIORATED DECKING, FRAMING, AND PILING SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. (E) PILE CONDITION SURVEY INFORMATION AND SURVEY PERFORMED BY PORT MAINTENANCE AND ENGINEERING – JULY 2004.
3. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL (N) QUANTITIES NOTED BEFORE SUBMITTING BID.
4. (N) AND (E) PILES DENOTED ARE NOT TO SCALE (NTS) TYP.
5. CONTRACTOR SHALL REMOVE 143 (E) BAD PILES. THESE 143 BAD PILES OCCUR BETWEEN COL. LINES (1) AND (6). SOME OF THESE PILES MAY BE 'WRAPPED'. V.I.F.

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMATION & FILE NO. OF SURVEYS
SEE REFERENCE LIST ON S1

SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED: TB	DATE: 1/13/06	
DRAWN: SC	DATE: 1/13/06	
CHECKED: JR	DATE: 1/13/06	

APPROVED BY SAN FRANCISCO PORT COMMISSION
DATE: _____
CHIEF HARBOR ENGINEER

SCALE: 1/16"=1'-0"
SHEET OF SHEETS: 4 OF 5

FACILITY REPAIR
PIER 48 APRONS

SOUTH APRON REPAIR PLAN

CONTRACT NO. 2707
DRAWING NO. 1297P-48-S
SPECIFICATION NO. N/A
FMS NO. P48-S4

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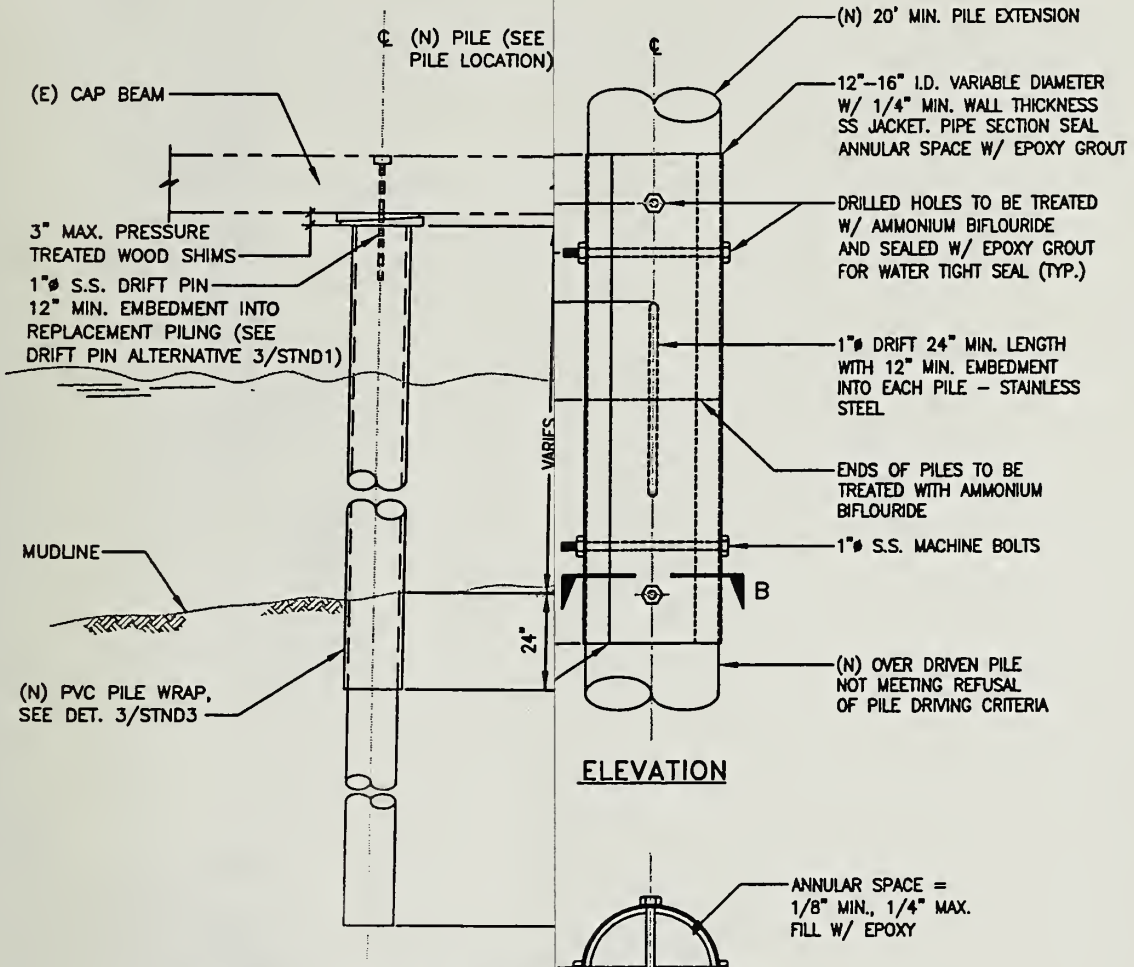

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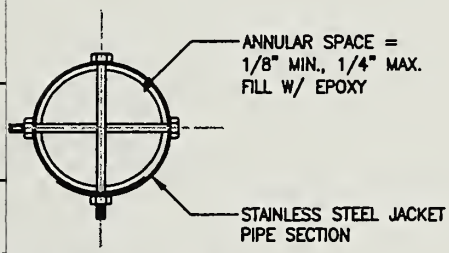


SECTION B – B

1/— (N) REPLACEMENT PILE

SCALE: 1/2" = 1'-0"

NOTES:

1. REFER TO SHEET STND4 & STND5 FOR ADDITIO

UT SHALL BE HIGH STRENGTH, W/ F'L=4,000 PSI MIN,
PSI MIN. AND SHALL BE FOR UNDER WATER (SALT WATER) USE.

STEEL JACKET INSIDE DIAMETER WILL VARY DEPENDING ON VARYING
OF PILES TO BE SPLICED.

ER DRIVEN PILE SPLICE DETAIL

E: 1" = 1'-0"

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

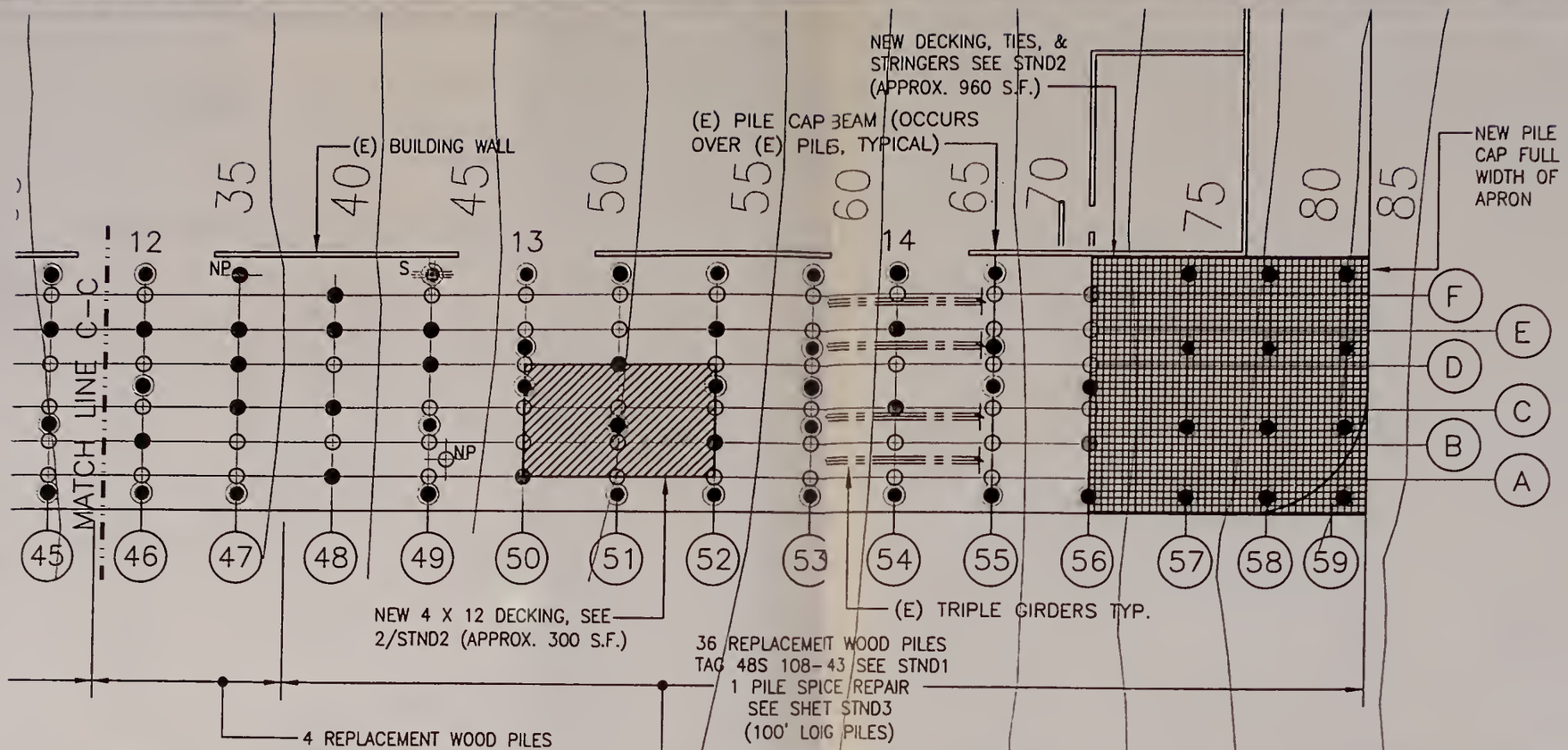
REFERENCE INFO & FILE NO. OF

SEE REFERENCE L

FACILITY REPAIR
STANDARD DETAIL

FULL PILE REPLACEMENT DETAILS

CONTRACT NO.	2707
DRAWING NO.	12629-PORT-S
SPECIFICATION NO.	N/A
SHEET NO.	STND1



PIER 48 - SOUTH APRON PARTAL FRAMING PLAN

COLUMN LINES 46-9

LEGEND:

NEW CONSTRUCTION

- INSTALL (N) PILE PER SHEET STND1, STND4 AND 5
- H — REMOVE (E) HANGER PILE AND INSTALL (N) PILE SECTION. STUB MAY NEED TO BE CUT. SEE SHEET STND3
- S — REMOVE (E) PILE BY CUTTING AND INSTALL (N) PILE ON (E) PILE STUB SEE SHEET STND3

EXISTING CONDITIONS

- NP — (E) GOOD NEWER PILE - INSTALLED APPROX 1970
- (E) GOOD PILE
- (E) BAD PILE
- NP — (E) NEWER PILE IN POOR CONDITION - INSTALLED APPROX 1970
- H — (E) HANGING PILE SECTION
- (E) GRID LINES INDICATE LOCATION OF ORIGINAL PILES, DOES NOT CURRENTLY EXIST
- S — (E) GRID LINES INDICATE LOCATION OF ORIGINAL PILES, A STUB WAS FOND DURING THE DIVE SURVEY

LEGEND FOR APRON DEMOLITION AND NEW FRAMING ABOVE PILES

- REMOVE EXISTING ASPHALT, DECKING, TIES, & STRINGERS AND CUT STEEL RAILROAD TRACKS - INSTALL NEW DECKING, TIES, & STRINGERS AS SHOWN ON SHEET STND2
- REMOVE EXISTING ASPHALT & DECKING ONLY - INSTALL NEW 4 X 12 DECKING IN ORIENTATION SHOWN ON SHEET STND2

NOTES:

1. ADDITIONAL AREAS OF DETERIORATED DECKING, FRAMING, AND PILING SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
2. (E) PILE CONDITION SURVEY INFORMATION AND SURVEY PERFORMED BY PORT MAINTENANCE AND ENGINEERING - JULY 2004.
3. CONTRACTOR RESPONSIBLE FOR VERIFYING ALL (N) QUANTITIES NOTED BEFORE SUBMITTING BID.
4. (N) AND (E) PILES DENOTED ARE NOT TO SCALE (NTS) TYP.
5. CONTRACTOR SHALL REMOVE 143 (E) BAD PILES. THESE 143 BAD PILES OCCUR BETWEEN COL. LINES (1) AND (5). SOME OF THESE PILES MAY BE 'WRAPPED', V.I.F.

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMATION & FILE NO. OF SURVEYS
SEE REFERENCE LIST ON S1

SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED: TB DATE: 1/13/06	APPROVED BY SAN FRANCISCO PORT COMMISSION
DRAWN: SC DATE: 1/13/06	DATE: _____
CHECKED: JR DATE: 1/13/06	CHIEF HARBOR ENGINEER
SCALE: 1/16"=1'-0"	FACILITY REPAIR PIER 48 APRONS
SHEET OF SHEETS 5 OF 5	SOUTH APRON REPAIR PLAN
CONTRACT NO. 2707	
DRAWING NO. 12620-48-S	
SPECIFICATION NO. N/A	
DWG. NO. P48-S5	

C:\01 Projects\Piers\Pier48\2707 Pier 48 Apron Repairs\1-Design\P48 Apron S2-S5-R02C

(N) 6 X 8 CON

(N) 3/4"ø SS
EACH BLOCK –

(N) 3" X 8" X
REDWOOD BLOCI
@ 5'-6" O.C.—

(N) 8 X 8 CUT
FRONT EDGE —

(N) 6 X 16 (TY 4" X 2'-6"
AGAINST
1"ø SS BOLTS— EUSE)

(N) 3/4"ø SS B

(N) 16 X 14 A HEAVY SS
PILE CAP — RE REQ'D LENGTH

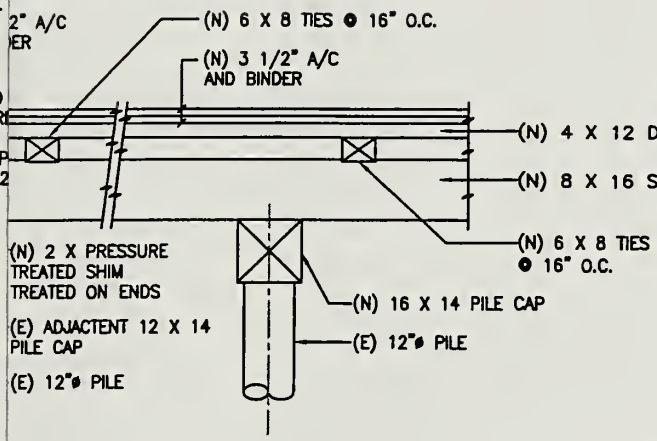
BOLTS (TYP.)

X 14

CAP
ND TO FIT

NOTES:

1. BOLT EVERY TIE TO COMPOUN
WITH 3/4"ø SS BOLT.
2. BOLT EVERY 3RD TIE TO EACH
WITH 3/4"ø SS BOLTS. DRIFT 2" A/C
TRACK STRINGER GROUP AND ER
5/8"ø SS DRIFTS.
3. FOR ASPHALT CONCRETE AND
REFER TO CALTRANS STANDAR
4. FOR TACK COAT EMULSION SP
STANDARD SPECIFICATION 1992



N) DECK FRAMING CONSTRUCTION ALIGNS VERTICALLY W/ (E) DECK FRAMING.

2 NEW SECTION
SCALE: 1/2" = 1'-0"

NO.	DATE	DESCRIPTION

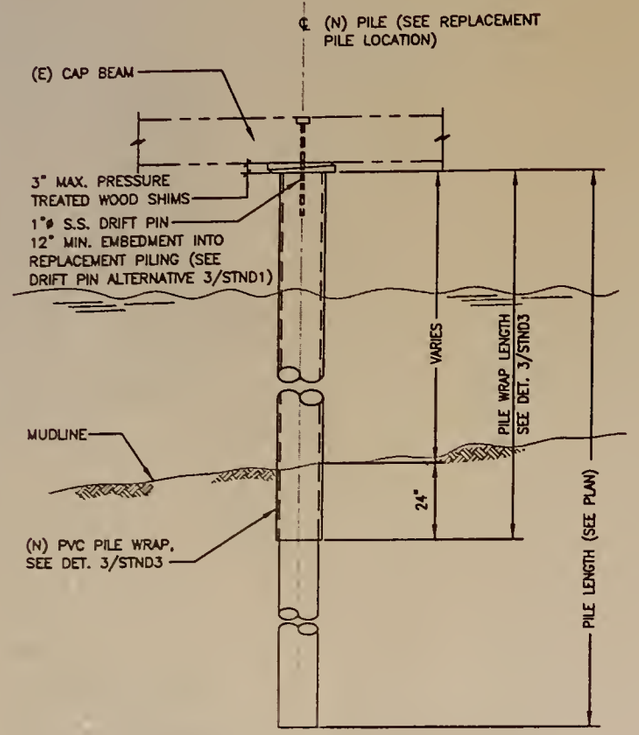
TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATE

FACILITY REPAIR
STANDARD DETAIL

DECK REPAIR DETAILS

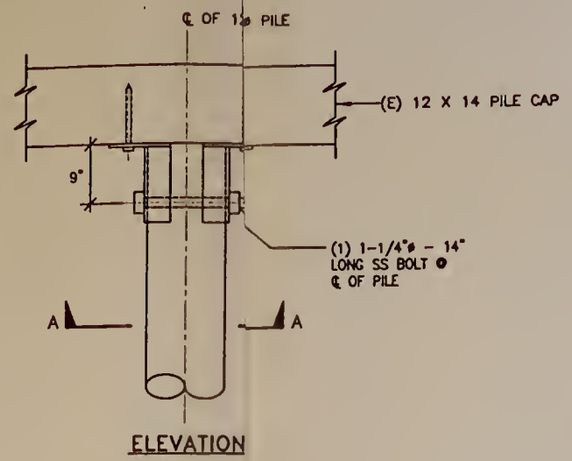
CONTRACT NO.	2707
DRAWING NO.	12630-PORT-S
SPECIFICATION NO.	N/A
SHEET NO.	STND2

\Piers\Pier48\2707 Pier 48 Apron Reopen\1-Design\P48 Apron-Detail STND2



1 (N) REPLACEMENT PILE ELEVATION
SCALE: 1/2" = 1'-0"

NOTES:
1. REFER TO SHEET STND4 & STND5 FOR ADDITIONAL (N) PILE INSTALLATION INFORMATION.



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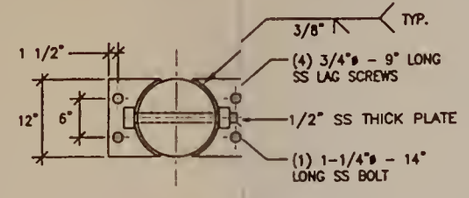
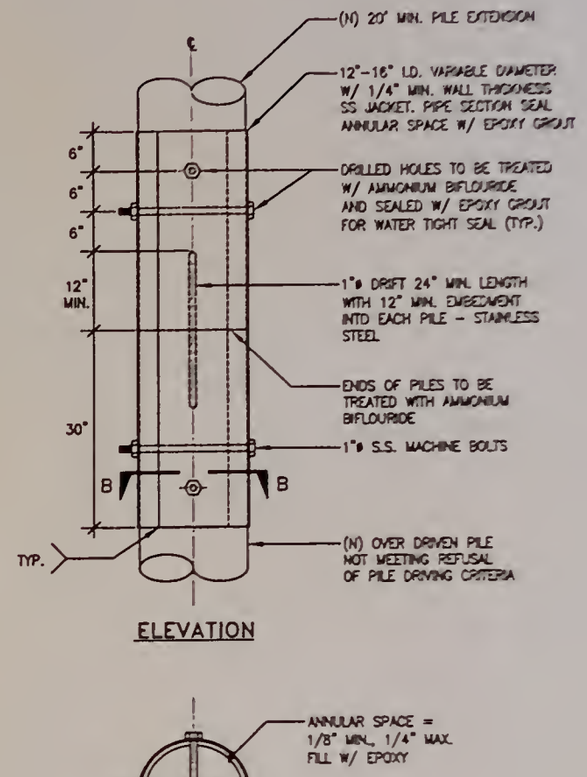


SECTION A - A

3 DRIFT PIN ALTERNATIVE
SCALE: 1" = 1'-0"



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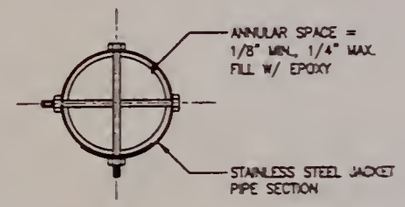


SECTION B - B

NOTES:
1. EPOXY GROUT SHALL BE HIGH STRENGTH, W/ FT=4,000 PSI MIN. FT=4,000 PSI MIN. AND SHALL BE FOR UNDER WATER (SALT WATER) USE.
2. STAINLESS STEEL JACKET INSIDE DIAMETER WILL VARY DEPENDING ON VARYING DIAMETERS OF PILES TO BE SPLICED.

4 OVER DRIVEN PILE SPLICE DETAIL
SCALE: 1" = 1'-0"

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMATION & FILE NO. OF SURVEYS
SEE REFERENCE LIST ON S1

SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED: JR	DATE: 1/13/06
DRAWN: HK	DATE: 1/13/06
CHECKED: UP	DATE: 1/13/06

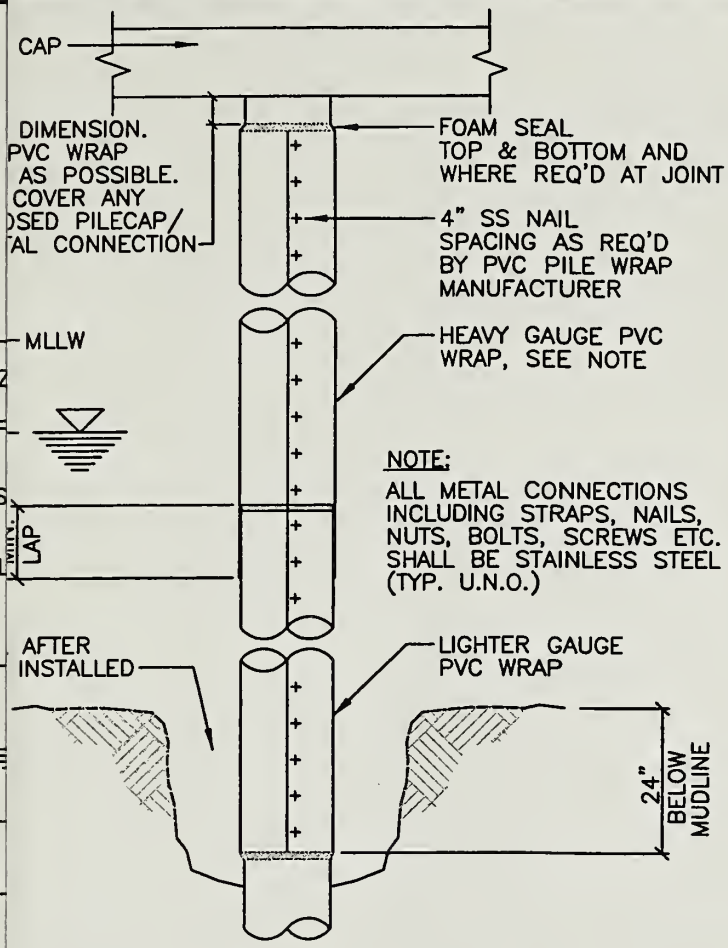
APPROVED BY SAN FRANCISCO PORT COMMISSION
DATE: _____
CHIEF HARBOR ENGINEER

SCALE: AS SHOWN
SHEET OF SHEETS: 1 OF 5

FACILITY REPAIR
STANDARD DETAIL

FULL PILE REPLACEMENT DETAILS

CONTRACT NO. 2707
DRAWING NO. 12639-PORT-S
SPECIFICATION NO. 50
SHEET NO. STND2

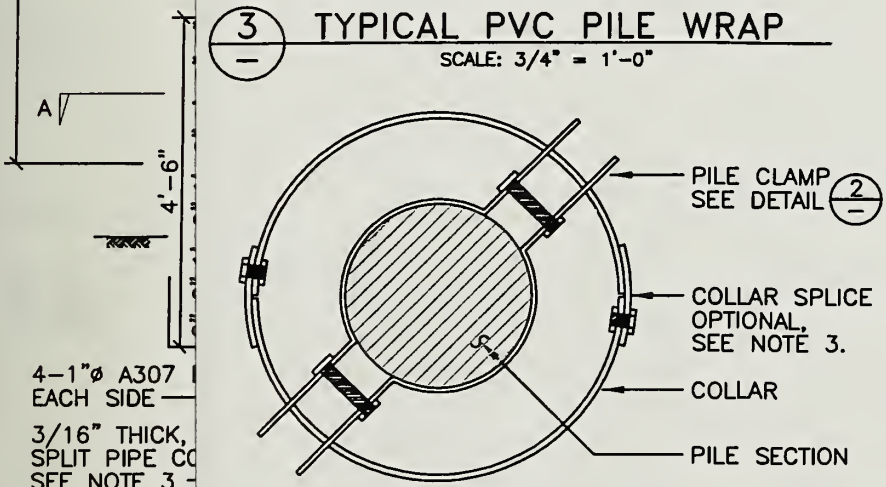


P: WRAP ALL NEW TIMBER PILE SECTIONS W/ 'PILE-GARD' SYSTEM, AS MANUFACTURED BY BARRIER INDUSTRIES MARINE S IN GEORGIA, (877) 270-9727. THE TOP 15' OF PILE SHALL BE WRAPPED W/ PILE-GARD 60 GAUGE PVC. THE G BOTTOM PILE SECTION SHALL BE WRAPPED W/ PILE-GARD E PVC. SUBMIT MANUFACTURER'S DATA TO PORT ENGINEER ROVAL PRIOR TO PILE WRAP INSTALLATION.

NEW 30
PVC PIL

3 TYPICAL PVC PILE WRAP

SCALE: 3/4" = 1'-0"



SECTION B - B

SCALE: 1 1/2" = 1'-0"

FACILITY REPAIR STANDARD DETAIL	CONTRACT NO. 2707
	DRAWING NO. 12631-PORT-S
PILE SPLICE REPAIR DETAILS	SPECIFICATION NO. N/A
	SHEET NO. STND3

NO.	DATE	DESC

TABLE O
CHECK WITH TRACING TO SEE

E) PILECAP

ONS

CONCRETE

E TREATED
FIR

SCALES

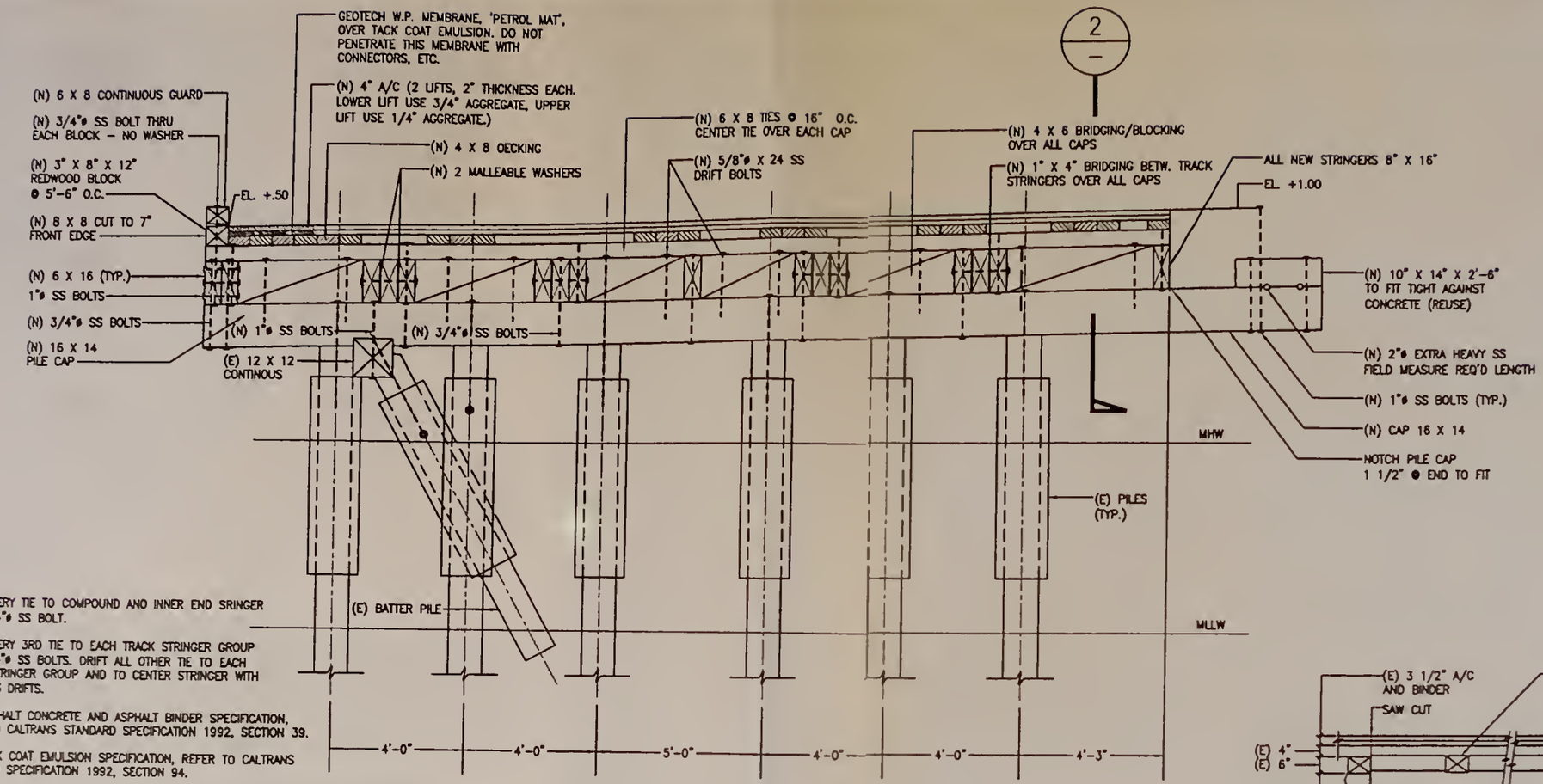
'-0"

'-0"

	CONTRACT NO. 2707
	DRAWING NO. 12632-PORT-S
	SPECIFICATION NO. N/A
	SHEET NO. STND4

Piers\Pier48\2707 Pier 48 Apron Repairs\1-Design\P48 Apron-Detail STND3

-Detail STND4

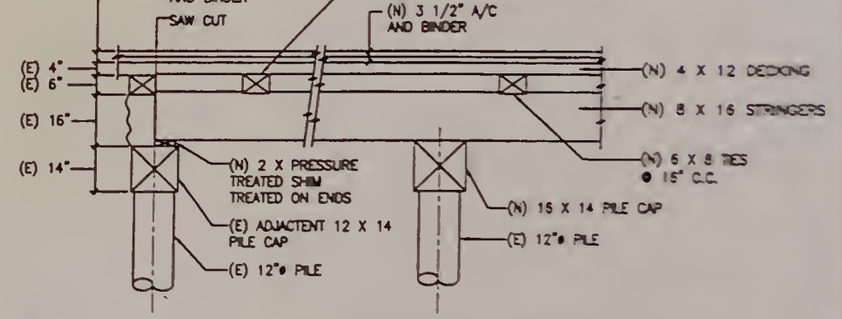


NOTES:

1. BOLT EVERY TIE TO COMPOUND AND INNER END SRINGER WITH 3/4"ø SS BOLT.
2. BOLT EVERY 3RD TIE TO EACH TRACK STRINGER GROUP WITH 3/4"ø SS BOLTS. DRIFT ALL OTHER TIE TO EACH TRACK STRINGER GROUP AND TO CENTER STRINGER WITH 5/8"ø SS DRIFTS.
3. FOR ASPHALT CONCRETE AND ASPHALT BINDER SPECIFICATION, REFER TO CALTRANS STANDARD SPECIFICATION 1992, SECTION 39.
4. FOR TACK COAT EMULSION SPECIFICATION, REFER TO CALTRANS STANDARD SPECIFICATION 1992, SECTION 94.

1/— DECK FRAMING REPLACEMENT - NEW SECTION

SCALE: 1/2" = 1'-0"



NOTES:

1. THIS DETAIL SHOWS HOW (N) DECK FRAMING CONSTRUCTION ALIGNS VERTICALLY W/ (E) DECK FRAMING.

2/— NEW SECTION

SCALE: 1/2" = 1'-0"

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
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REFERENCE INFORMATION & FILE NO. OF SURVEYS
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SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED: JR	DATE: 1/13/06	
DRAWN: HK	DATE: 1/13/06	
CHECKED: UP	DATE: 1/13/06	

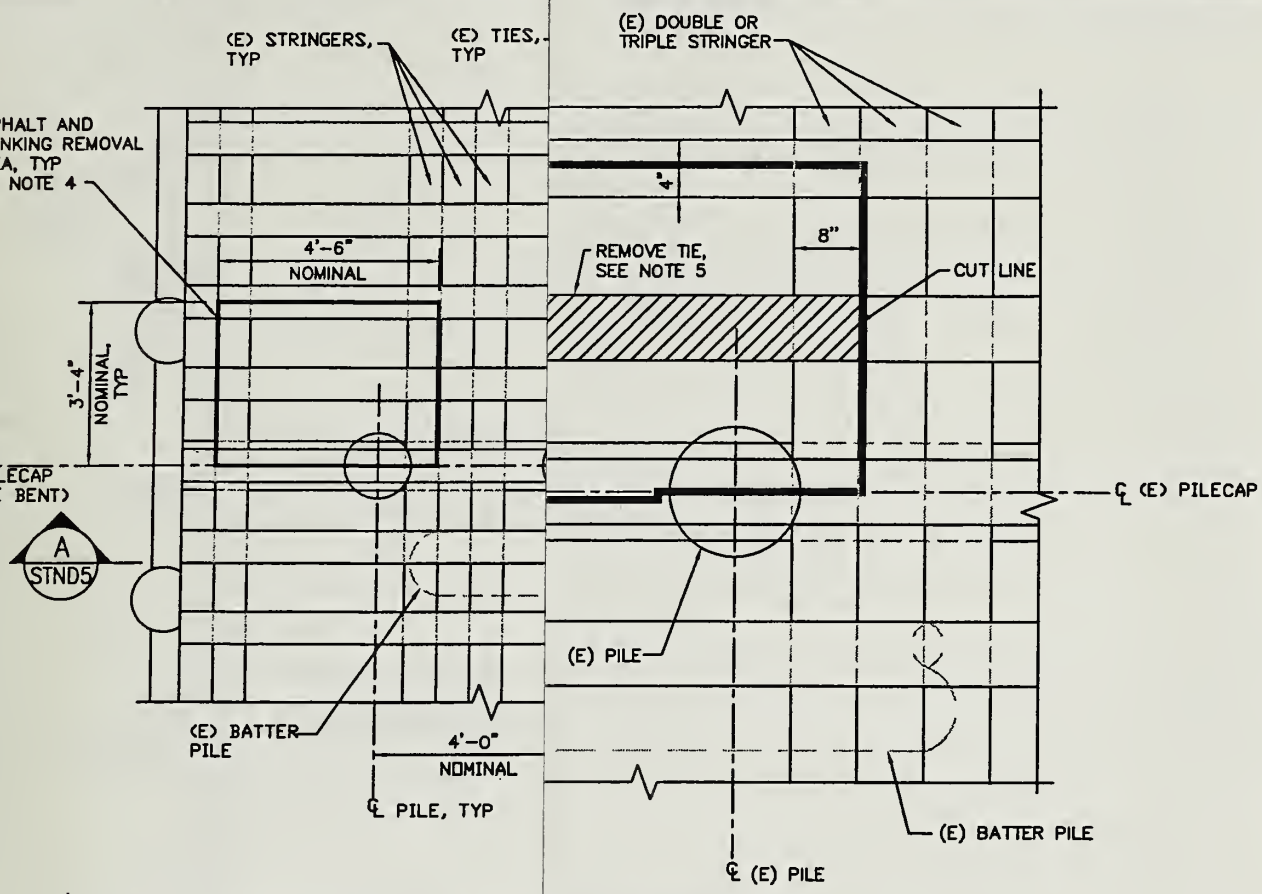
APPROVED BY SAN FRANCISCO PORT COMMISSION
DATE: _____
CHIEF HARBOR ENGINEER

SCALE: AS SHOWN
SHEET OF SHEETS: 2 OF 5

FACILITY REPAIR
STANDARD DETAIL

DECK REPAIR DETAILS

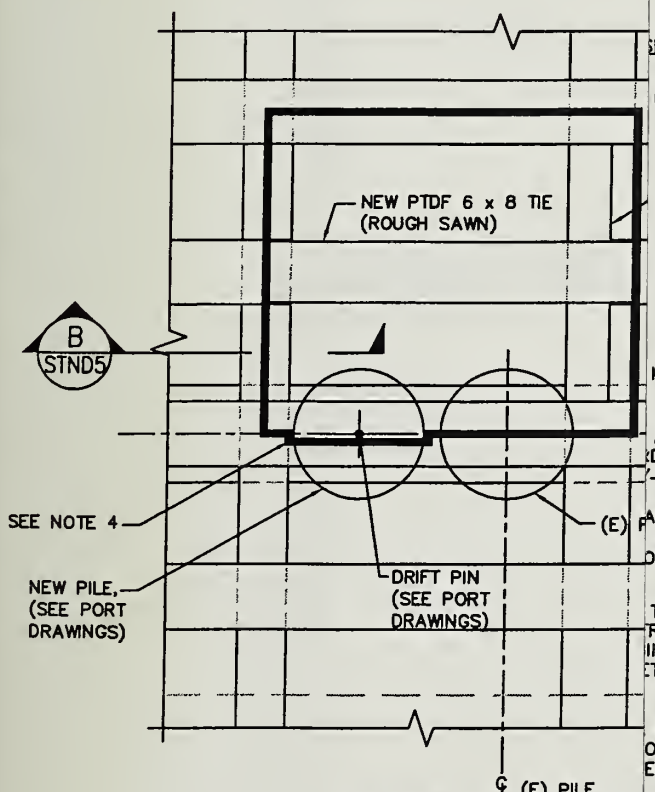
CONTRACT NO. 2707
DRAWING NO. 12636-PORT-S
SPECIFICATION NO. N/A
SHEET NO. S7402



SPHALT, PLANKING AND TIE REMOVAL

1 — DETAIL

SCALE: 1" = 1'-0"



MATCH EXISTING SURFACE.

ASPHALT CONFORMING
D SPECIFICATIONS.
-1/2% OF THE DESIGN

ASPHALT CONCRETE
MAXIMUM SIZE, MEDIUM
OF THE STATE STANDARD

THE OWNER FOR REVIEW,
RACTION OF AGGREGATE, SOURCE
INDER, MAXIMUM DENSITY
TED MIXTURE WHEN DISCHARGED

BE USED: LAY NON-WOVEN
OR TO SPREADING ASPHALT
ES, 180N OR APPROVED EQUAL.

RUCTURE SEE PORT OF

NEW TIE, BLOCKING AND PILE I

2 — DETAIL

SCALE: 1" = 1'-

ABBREVIATIONS

AC	ASPHALT CONCRETE
(E)	EXISTING
NOM	NOMINAL
PTDF	PRESSURE TREATED DOUGLAS FIR
TYP	TYPICAL

GRAPHIC SCALES

1 0 1 2 3 4

1/2" = 1'-0"

1 0 1 2

1" = 1'-0"

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFO & FILE NO. OF S

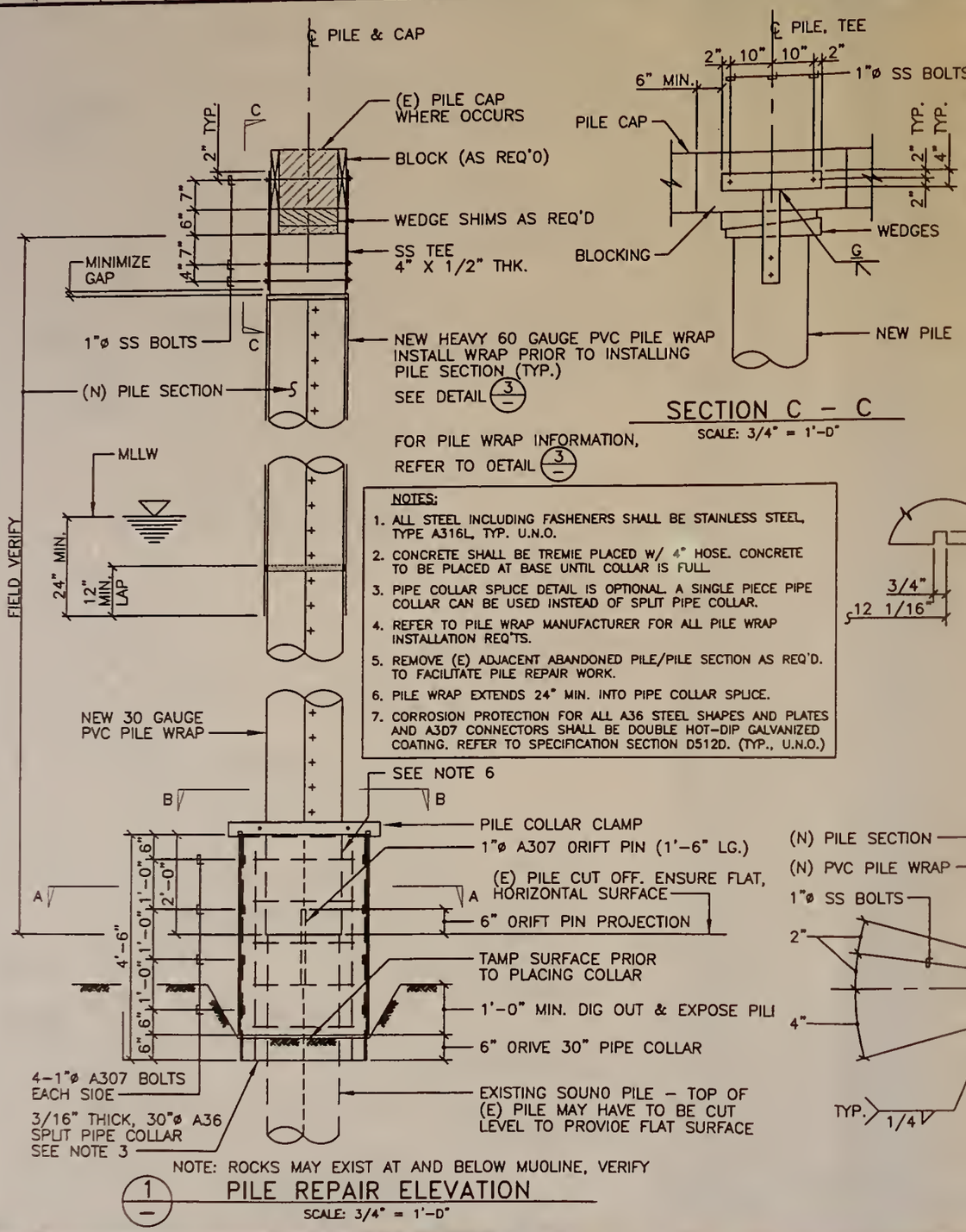
SEE REFERENCE LI

FACILITY REPAIR
STANDARD DETAIL

DECK REMOVAL AND REPLACEMENT PLAN AND DETAILS

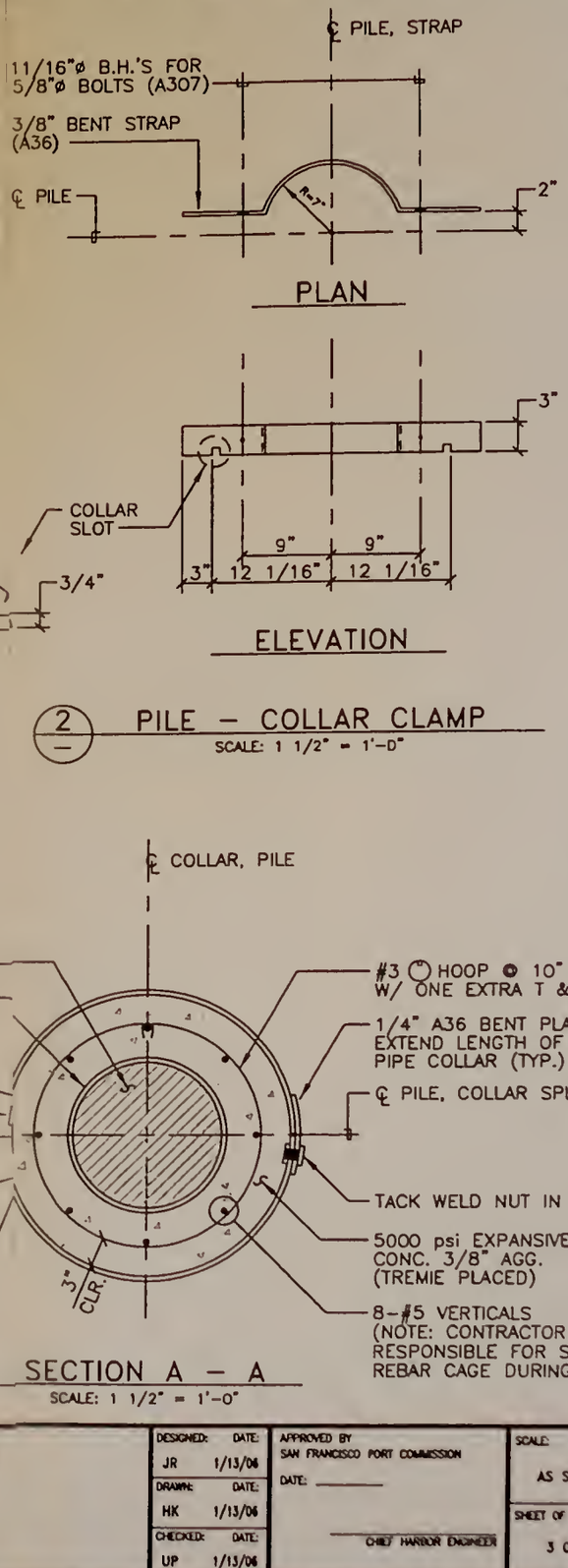
CONTRACT NO.	2707
DRAWING NO.	12632-PORT-S
SPECIFICATION NO.	N/A
SHEET NO.	STND4

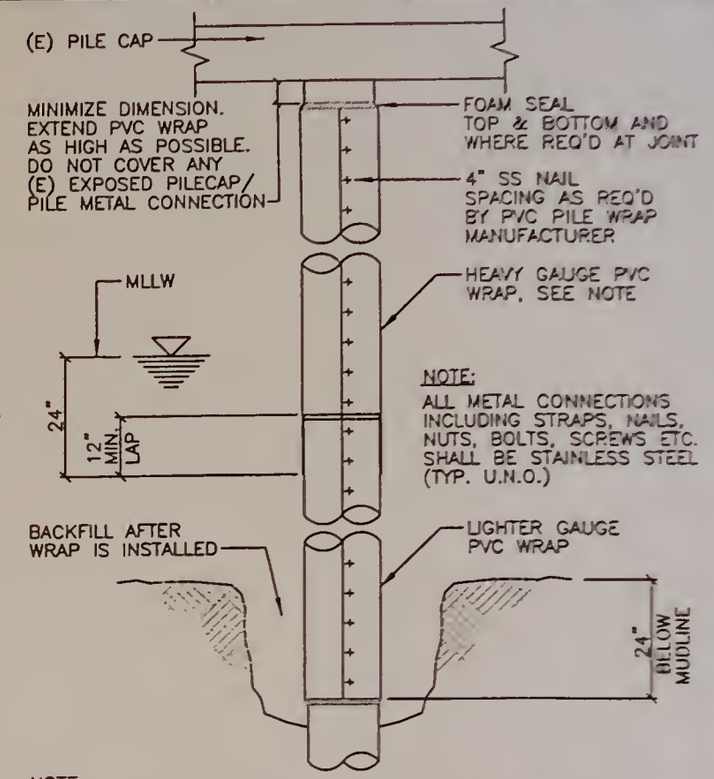
Piers\Pier 48\2707 Pier 48 Apron Repairs\1-Design\P48 Apron-Detail STND4



NOTES:

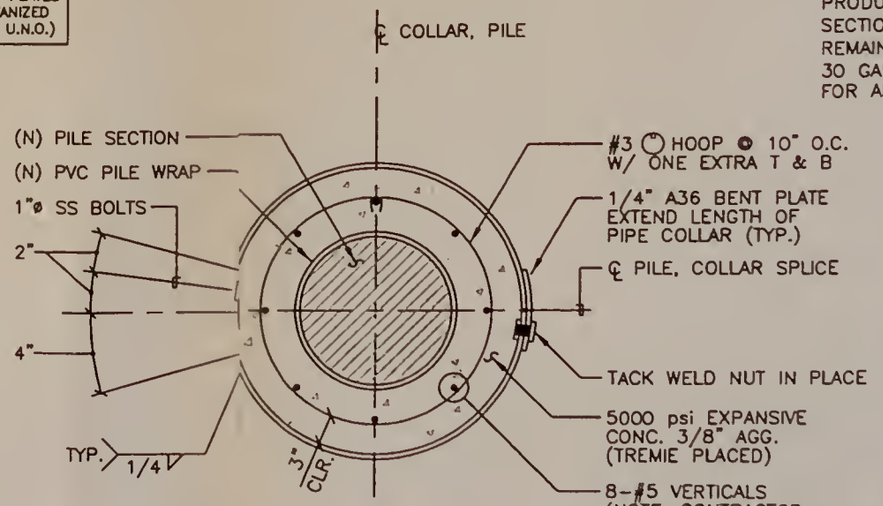
1. ALL STEEL INCLUDING FASHENERS SHALL BE STAINLESS STEEL, TYPE A316L, TYP. U.N.O.
2. CONCRETE SHALL BE TREMIE PLACED W/ 4" HOSE. CONCRETE TO BE PLACED AT BASE UNTIL COLLAR IS FULL.
3. PIPE COLLAR SPLICE DETAIL IS OPTIONAL. A SINGLE PIECE PIPE COLLAR CAN BE USED INSTEAD OF SPLIT PIPE COLLAR.
4. REFER TO PILE WRAP MANUFACTURER FOR ALL PILE WRAP INSTALLATION REQ'TS.
5. REMOVE (E) ADJACENT ABANDONED PILE/PILE SECTION AS REQ'D. TO FACILITATE PILE REPAIR WORK.
6. PILE WRAP EXTENDS 24" MIN. INTO PIPE COLLAR SPLICE.
7. CORROSION PROTECTION FOR ALL A36 STEEL SHAPES AND PLATES AND A307 CONNECTORS SHALL BE DOUBLE HOT-DIP GALVANIZED COATING. REFER TO SPECIFICATION SECTION D512D. (TYP., U.N.O.)





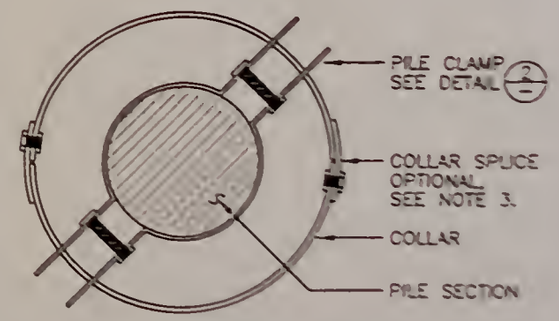
NOTE:

PVC WRAP: WRAP ALL NEW TIMBER PILE SECTIONS W/ 'PILE-GARD' BARRIER SYSTEM, AS MANUFACTURED BY BARRIER INDUSTRIES MARINE PRODUCTS IN GEORGIA, (877) 270-9727. THE TOP 15' OF PILE SECTION SHALL BE WRAPPED W/ PILE-GARD 60 GAUGE PVC. THE REMAINING BOTTOM PILE SECTION SHALL BE WRAPPED W/ PILE-GARD 30 GAUGE PVC. SUBMIT MANUFACTURER'S DATA TO PORT ENGINEER FOR APPROVAL PRIOR TO PILE WRAP INSTALLATION.



SECTION A – A
SCALE: 1 1/2" = 1'-0"

3/— TYPICAL PVC PILE WRAP
SCALE: 3/4" = 1'-0"



SECTION B – B
SCALE: 1 1/2" = 1'-0"

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMATION & FILE NO. OF SURVEYS
SEE REFERENCE LIST ON S1

PORT OF SAN FRANCISCO

SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED: JR	DATE: 1/13/06
DRAWN: HK	DATE: 1/13/06
CHECKED: UP	DATE: 1/13/06

APPROVED BY SAN FRANCISCO PORT COMMISSION
DATE: _____
CHIEF HARBOR ENGINEER

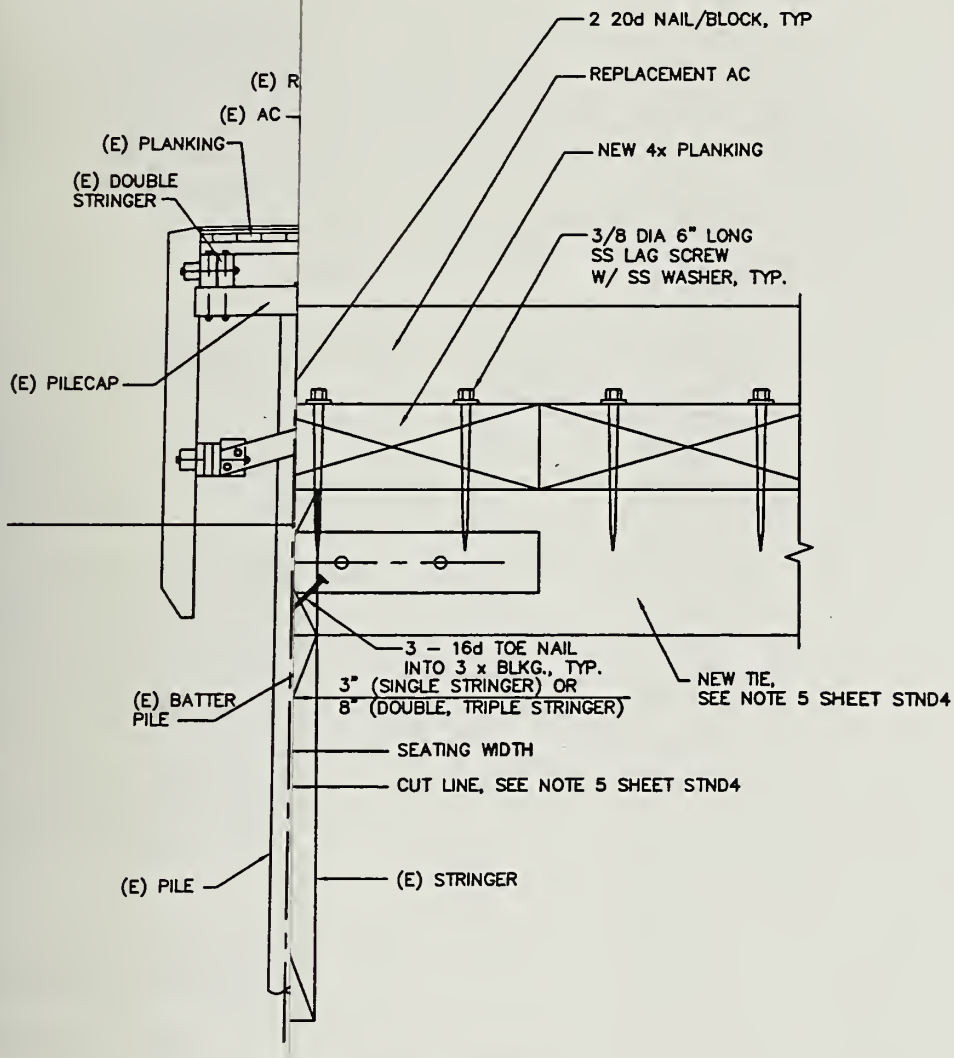
SCALE: AS SHOWN
SHEET OF SHEETS: 3 OF 5

FACILITY REPAIR
STANDARD DETAIL

PILE SPLICE REPAIR DETAILS

CONTRACT NO. 2707
DRAWING NO. 12631-PORT-S
SPECIFICATION NO. N/A
SHEET NO. S7803

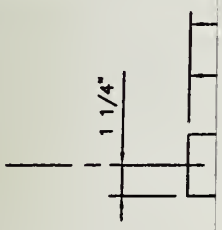
G:\01 Projects\Plans\Plan48\2707 Pier 48 Apron Repairs\1-Design\P48 Apron-Detail S7803



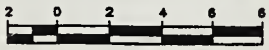
A —)R SINGLE STRINGER AND TRIPLE STRINGER N SIMILAR)

TION

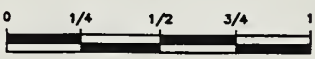
" = 1'–0"



GRAPHIC SCALES



1/4" = 1'–0"



3" = 1'–0"

NO.	DATE	DESCRIPTION

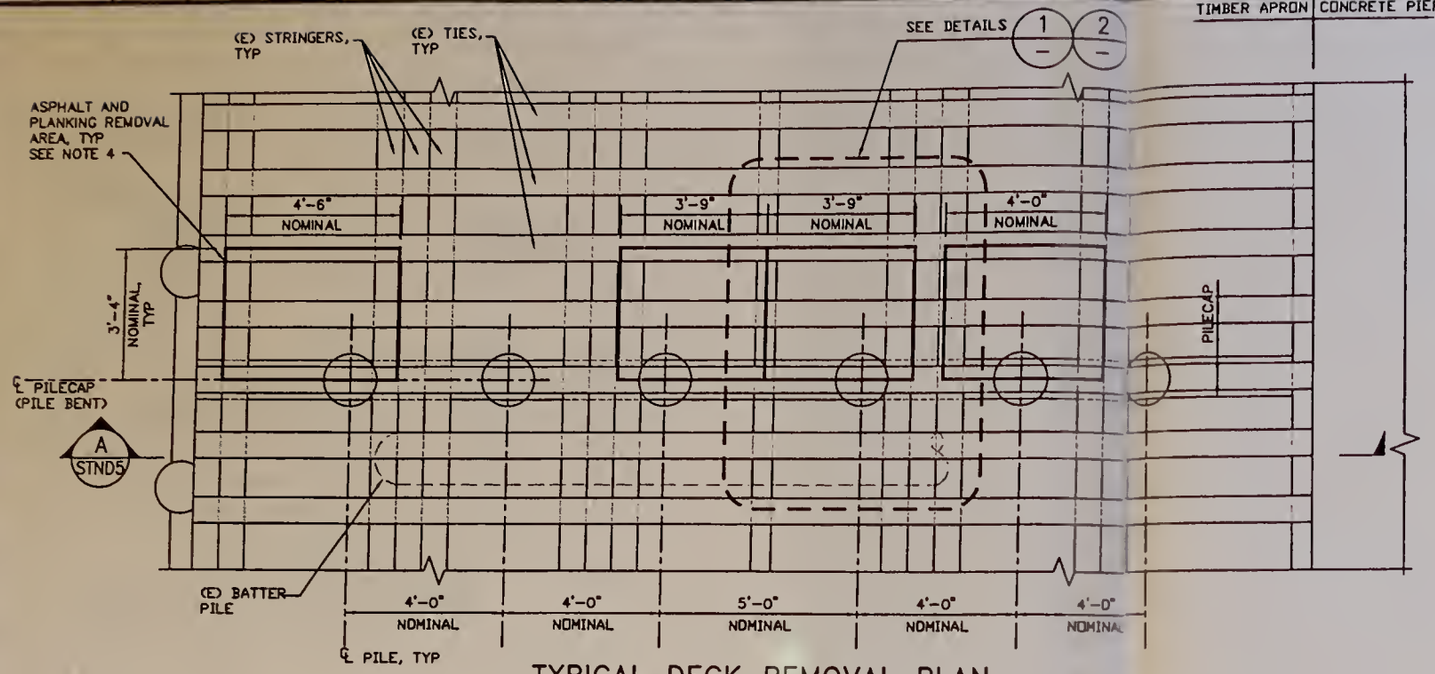
TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LA

FACILITY REPAIR
STANDARD DETAIL

DECK REMOVAL AND REPLACEMENT SECTIONS AND DETAILS

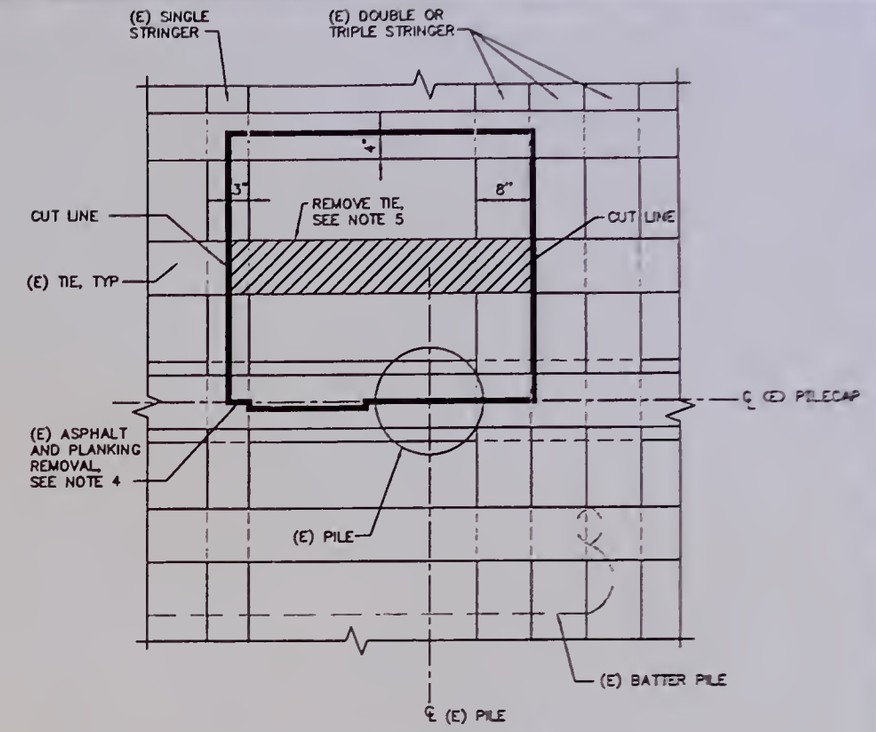
CONTRACT NO.	2707
DRAWING NO.	12633–PORT–S
SPECIFICATION NO.	N/A
SHEET NO.	STND5

Piers\Pier 48\2707 Pier 48 Apron Repairs\1–Design\P48 Apron–Detail STND5



TYPICAL DECK REMOVAL PLAN

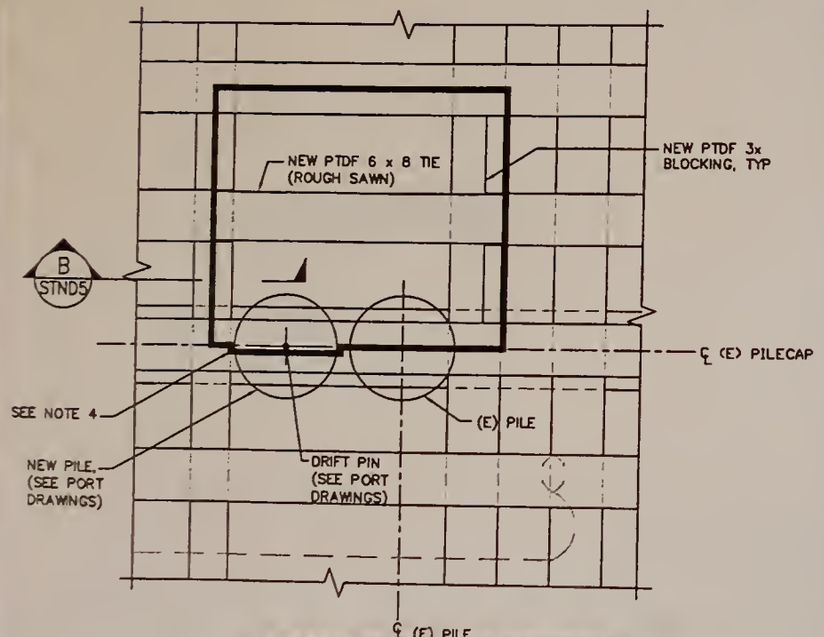
SCALE: 1/2" = 1'-0"



ASPHALT, PLANKING AND TIE REMOVAL

1/– DETAIL

SCALE: 1" = 1'-0"



NEW TIE, BLOCKING AND PILE INSTALLATION

2/– DETAIL

SCALE: 1" = 1'-0"

NOTES:

1. WORK SHOWN FOR REMOVAL OF DECK TO PROVIDE ACCESS FOR INSTALLATION OF NEW PILES.
2. REPLACEMENT OF DECK AS SHOWN SHALL BE ACCOMPLISHED AFTER THE INSTALLATION OF PILE IS COMPLETED FOR EACH LOCATION.
3. EXISTING ASPHALT SURFACING AND PLANKING NOT SHOWN FOR CLARITY.
4. REMOVE ASPHALT AND PLANKING – MINIMAL DIMENSIONS AS SHOWN. ADDITIONAL ASPHALT AND PLANKING MAY BE REMOVED TO EXPOSE STRINGER TO ATTAIN REQUIRED SEATING WIDTH. EXPOSE PILE CAP TO PLACE NEW DRIFT PIN, AND/OR TO INSTALL NEW METAL STRAP.
5. (E) TIE LOCATION MAY VARY. A MAXIMUM OF ONE TIE MAY BE REMOVED FOR PILE INSTALLATION. NOMINAL DIMENSIONS OF CUT AS SHOWN. THE CONTRACTOR SHALL ADJUST DEPTH OF CUT TO AVOID CUTTING STRINGERS BELOW THE TIES.
6. 6 x 12 BRACES ARE IN POOR CONDITION OR NON-EXISTENT. REMOVE AND REPLACE AS REQUIRED FOR PILE INSTALLATION.
7. INSTALL REPLACEMENT ASPHALT PAVING TO MATCH EXISTING SURFACE.

   ASPHALT CONCRETE SHALL HAVE:
   A. BITUMINOUS BINDERS: AR-4000 PAVING ASPHALT CONFORMING TO SECTION 92 OF THE STATE STANDARD SPECIFICATIONS.
   B. ASPHALT CONTENT SHALL BE WITHIN +/-1/2% OF THE DESIGN MIX ASPHALT CONTENT.
   C. AGGREGATE: THE AGGREGATE FOR THE ASPHALT CONCRETE SHALL COMPLY WITH TYPE A, 3/4-INCH MAXIMUM SIZE, MEDIUM GRADING REQUIREMENT OF SECTION 39 OF THE STATE STANDARD SPECIFICATIONS.

   JOB MIX FORMULA SHALL BE SUBMITTED TO THE OWNER FOR REVIEW, INDICATING PERCENTAGES FOR EACH SIEVE FRACTION OF AGGREGATE, SOURCE OF AGGREGATE, PERCENTAGE OF ASPHALT BINDER, MAXIMUM DENSITY CALCULATION AND TEMPERATURE OF COMPLETED MIXTURE WHEN DISCHARGED FROM THE MIXER.

   UNDERLAYING FABRIC ON WOOD DECK SHALL BE USED: LAY NON-WOVEN POLYPROPYLENE FABRIC ON WOOD DECK PRIOR TO SPREADING ASPHALT CONCRETE. FABRIC SHALL BE MIRAFI N-SERIES, 180N OR APPROVED EQUAL.
8. FOR DIMENSIONS AND SIZES OF EXISTING STRUCTURE SEE PORT OF SAN FRANCISCO DRAWINGS.

ABBREVIATIONS

AC	ASPHALT CONCRETE
(E)	EXISTING
NOM	NOMINAL
PTDF	PRESSURE TREATED DOUGLAS FIR
TYP	TYPICAL

GRAPHIC SCALES

1/2" = 1'-0"

1" = 1'-0"

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMATION & FILE NO. OF SURVEYS
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SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED: JR DATE: 1/13/06	APPROVED BY SAN FRANCISCO PORT COMMISSION
DRAWN: HK DATE: 1/13/06	DATE: _____
CHECKED: UP DATE: 1/13/06	CHIEF HARBOR ENGINEER
SCALE: AS SHOWN	SHEET OF SHEETS: 4 OF 5

FACILITY REPAIR
STANDARD DETAIL

DECK REMOVAL AND REPLACEMENT PLAN AND DETAILS

CONTRACT NO. 2707
DRAWING NO. 12632-PORT-S
SPECIFICATION NO. N/A
SHEET NO. STND4

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB SITE
	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0576E
Location: 3043 Clay Street (Assessor's Block 1005, Lot 025)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the expansion and renovation of an existing two-family, two-story residential building into a three-story, three-unit building. The project site is located at 3043 Clay Street [Block 1005, Lot 25] in the Pacific Heights neighborhood of San Francisco. The proposal includes façade modification, interior renovations, the conversion of a one-car to a four-car garage using car lifts with an additional curb cut, new exterior openings at the sides and rear of the building, and the addition of a third floor. The existing residence at the site is 32 feet in height and 4,376 square feet (sf) in area. Under the proposed project, the building would expand to 37 feet, 7 inches in height and 7,590 sf in area (excluding garages and decks). The proposal would include preparation of grade for new slabs within existing developed areas for the garage extension.

(Continued on reverse side)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Melody and Amir Mortazavi (650) 796-7517

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(l)(2) and 15303(b)]

REMARKS: See reverse side.

Contact Person: Rachel Schohn Telephone: (415) 558-5985

Date of Determination:
June 8, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Paul Maltzer
Environmental Review Officer

cc: Melody and Amir Mortazavi, Project Owner
Ahmad Mohazab, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
Bulletin Board
L. Fernandez/M.D.F.
Exemption/Exclusion File

DOCUMENTS DEPT.
JUN 29 2006
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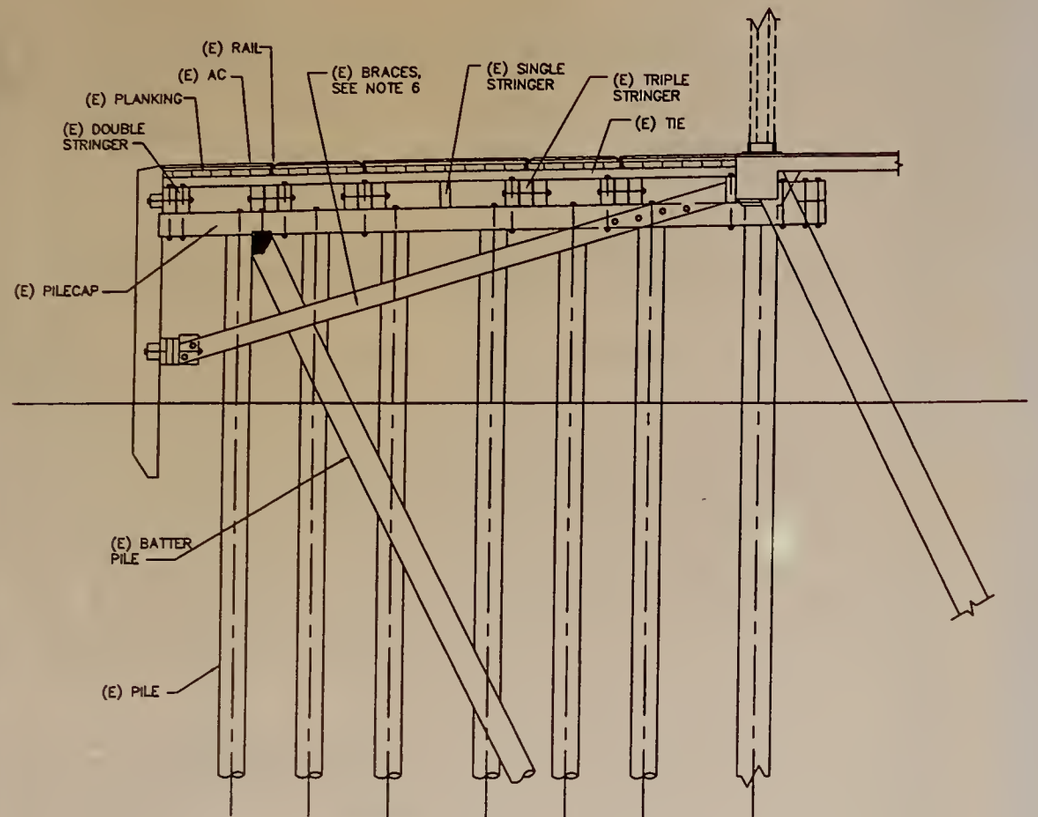
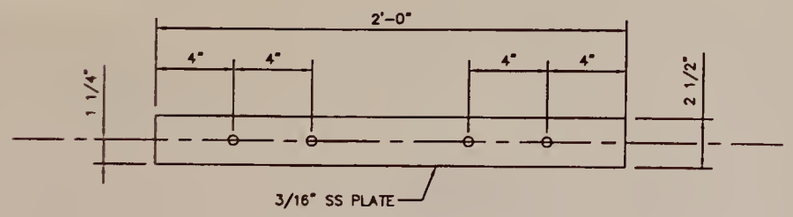
PUBLIC LIBRARY



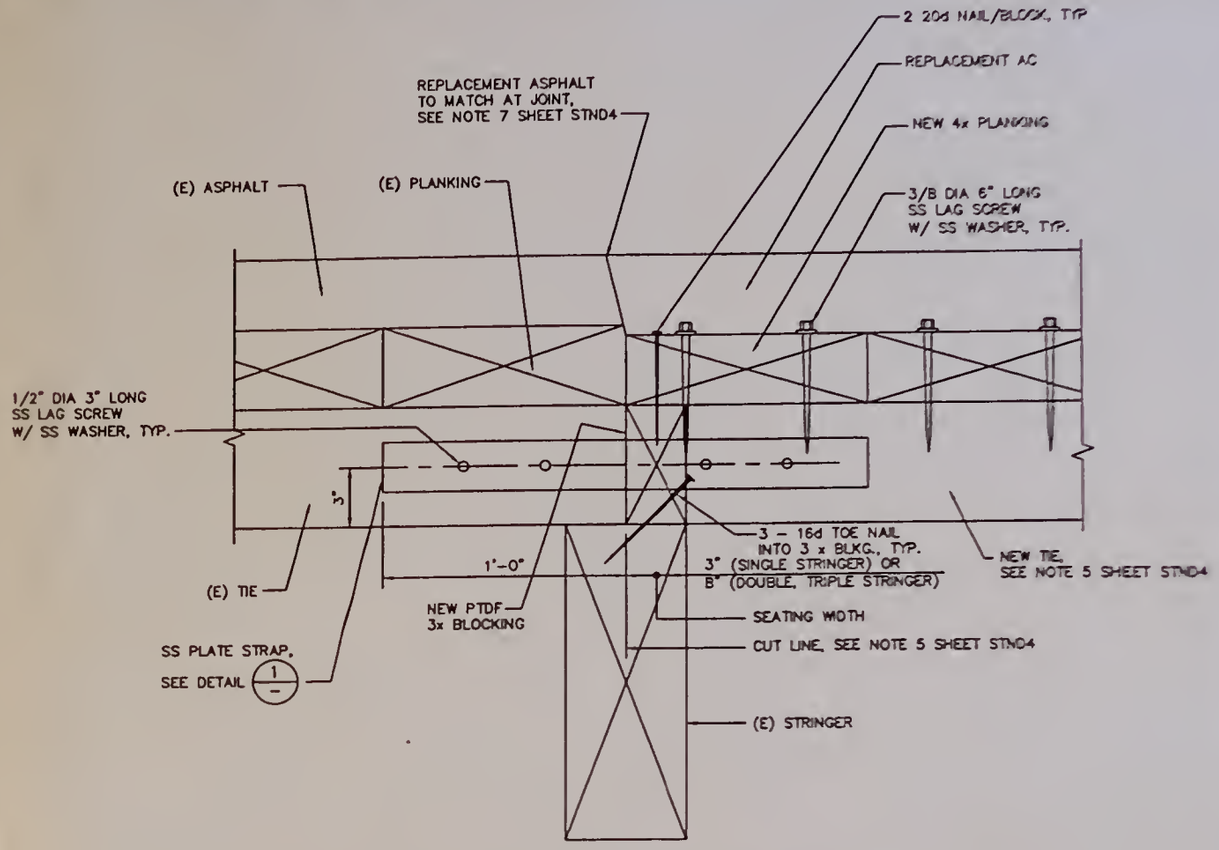
BEFORE (N) PILE INSTALLATION

A — TYPICAL (E) FRAMING SECTION
SCALE: 1/4" = 1'-0"



STRAP TIE

1 — DETAIL
SCALE: 3" = 1'-0"



DECK REPLACEMENT FOR SINGLE STRINGER CONFIGURATION (DOUBLE AND TRIPLE STRINGER CONFIGURATION SIMILAR)

B — SECTION
SCALE: 3" = 1'-0"

GRAPHIC SCALES

1/4" = 1'-0"

3" = 1'-0"

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMATION & FILE NO. OF SURVEYS
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SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED: JR	DATE: 1/13/06	
DRAWN: HK	DATE: 1/13/06	
CHECKED: UP	DATE: 1/13/06	

APPROVED BY SAN FRANCISCO PORT COMMISSION
DATE: _____
CHIEF HARBOR ENGINEER

SCALE: AS SHOWN
SHEET OF SHEETS: 5 OF 5

FACILITY REPAIR
STANDARD DETAIL

DECK REMOVAL AND REPLACEMENT SECTIONS AND DETAILS

CONTRACT NO. 2707
DRAWING NO. 1933-PORT-S
DESIGNATION NO. S-5
SHEET NO. STND5

G:\01 Projects\Piers\Pier 48\2707 Pier 48 Apron Repairs\1-Design\PS&E Apron-Detail STND5

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Description of Nature and Purpose of Project: (continued from previous page) The project site is located in an RH-3 (Residential Family Medium Density) Zoning District and 40-X Height and Bulk District. The proposed use and building height would be permitted as-of-right under existing zoning controls. The existing building was built in 1906.

REMARKS (continued from previous page):

The building proposed for alteration was built in 1906. As the building is over 50 years old, under the City's CEQA Review Procedures for Historic Resources, this property falls into Category B, Properties Requiring Further Consultation and Review. Based on the information provided by the project architect, the Planning Department has determined that the building located on the project site is not a historical resource as defined by CEQA, as described below.

The building is a two-story structure with Stucco façade located in a primarily residential area within the western Pacific Heights neighborhood. The residential mix in the project vicinity appears to range from single-family residences to flats and apartment buildings. As noted in the attached Historic Resource Evaluation Response, the existing building is not exemplary in terms of architecture or design. There are no distinctive architectural characteristics to the building that would indicate significance in construction method, design, or aesthetic values. The interior arrangement, finish, craftsmanship and or use of detail of the building are not particularly attractive or unique.

The Planning Department determined that the building is not related to any significant event, is ordinary in style and appearance, is not an example of a master builder, and is not associated with a significant person. In addition the building does not appear in any historical State or local register list. For these reasons the building is not considered a historical resource as defined by CEQA.[1]

CEQA State Guidelines Section 15301(e)(2), or Class 1, provides an exemption from environmental review for additions to existing structures provided that the addition will not result in an increase of more than 10,000 square feet if the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive. The proposed project would involve the addition of 3,214 sf, well under the 10,000 sf. limitation, and is located within an area of San Francisco that is well served with power, water, schools, and other services that would meet the needs of the proposed project.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As described above, the structure on the project site is not an historical resource under CEQA, and there are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications. For the above reasons, the proposed project is appropriately exempt from environmental review.

[1] Memorandum from Winslow Hastie, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. September 26, 2005.

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR FAX: 558-6426	5TH FLOOR FAX: 558-6409	MAJOR ENVIRONMENTAL FAX: 558-5991	INTERNET WEB SITE SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 3043 Clay Street
Block: 1005, Lot: 025
Case No.: 2005.0510E
Date of Review: 9-26-05

Planning Department Reviewer:
Winslow Hastie
415-558-6381
winslow.hastie@sfgov.org

Preparer / Consultant
Name: Ahmad Mohazab
Company: Tecta Associates
Address: 55 Grant Ave., Ste. 600
Phone: 362-5857
Fax: n/a
Email: ahmad@tecta.com

Owner
Name: Jorge Moumer
Company:
Address: 2201 Sacramento St.
Phone: 346-0789
Fax: n/a
Email: n/a

PROPOSED PROJECT

☐ Demolition
X Alteration

Project description:
To rehabilitate existing single-family residence and remove existing non-conforming commercial space. Façade alterations include an expanded garage entry and new upper level windows.

Pre-Existing Historic Rating / Survey
None. Constructed pre-1913.

Historic District / Neighborhood Context
This residence is located in a primarily residential area within the western Pacific Heights neighborhood. The residential mix appears to range from single-family to flats to apartment buildings.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes **X** No ☐Unable to determine
- **Persons:** or ☐Yes **X** No ☐Unable to determine
- **Architecture:** or ☐Yes **X** No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: This simple residence features restrained Edwardian detailing such as pilasters and roof brackets, although it is not exemplary in terms of architecture or design. It does not appear from the information provided that any significant events or persons are associated with the property. Therefore, the subject building is not eligible for the California Register, nor would it be considered an historical resource per CEQA.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	X Retains	☐ Lacks	**setting,**	X Retains	☐ Lacks
design,	X Retains	☐ Lacks	**feeling,**	X Retains	☐ Lacks
materials,	X Retains	☐ Lacks	**association.**	X Retains	☐ Lacks
workmanship	X Retains	☐ Lacks			

Notes: Since the building is not an historical resource per CEQA the analysis of its historic integrity is not an issue.

3.) DETERMINATION: Whether the property is an "historical resource" for purposes of CEQA

X No Resource Present	☐ Historical Resource Present	☐ Category A (1/2)
(Go to 6. below)	(Continue to 4.)	X Category B
		☐ Category C

Notes:

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes:

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes X No ☐ Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 9/26/05

Mark Luellen, Preservation Coordinator

Cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

PLANNING DEPARTMENT

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	4TH FLOOR	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB S
	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PL

CERTIFICATE OF DETERMINATION
OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0457E: Pier 50, Replacement of Deteriorated Pier Support Piles
Location: Pier 50, Assessor's Block/Lot: 9900/050, adjacent to Mission Bay area
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would consist of the replacement of 52 deteriorated wooden piles, which support the north apron (the deck area outside of the pier shed) of Pier 50. The project would involve cutting piles to the mud line, and replacing them in-kind with 52 polymer-coated piles, adjacent to the removed piles and in a similar alignment and spatial arrangement. The project would include pile driving in order to install the replacement piles.

(Continued on second page.)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Port of San Francisco, Project Contact: Kanya Dorland, Planner, (415) 274-0264

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Section 15301(d); Class Number: 1.]

REMARKS: (See Second Page.)

Contact Person: Irene Nishimura Telephone: (415) 558-5967

Date of Determination:
June 14, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rick Cooper, for
PAUL E. MALTZER
Environmental Review Officer

cc: Kanya Dorland, Planner, Port of San Francisco
Mark Paez, Planner, Port of San Francisco
Mark Luellen, Historic Preservation Coordinator, Planning Department
Randall Dean, Planner and Archeologist, Planning Department
Historic Resources Mailing List
Mission Bay Mailing List
Virnaliza Byrd/M.D.F./ Exemption/Exclusion File

DOCUMENTS DEPT.
JUN 19 2006
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Description of Nature and Purpose of Project, continued:

Pier 50 was constructed in 1928, as a break-bulk cargo industrial facility. It has been determined by the Port of San Francisco (Port) planning staff to be a Contributing Resource within the Port's Embarcadero National Register Historic District. Currently, Pier 50 is used for maritime and industrial uses, and the north apron is an active maritime berth facility. Pier 50, Shed D, which is adjacent to the east of the deteriorated pile area, is occupied by the Port's maintenance facility.

Pier 50 is within an M-2 (Heavy Industrial) District, a 40-X Height and Bulk District, and the Port's Embarcadero National Register Historic District. The pier is on the southern waterfront of San Francisco, adjacent to the Mission Bay area. The closest streets to the pier are Terry Francois Boulevard and Mission Rock Street. In addition, the pier is under Port jurisdiction, whereby the proposed project's structural engineering and construction plans would be reviewed and approved by the Port's engineering and planning and development staff. Funding of the project is reviewed and approved by the San Francisco Port Commission.

Remarks:

As described above, Pier 50 was built in 1928 as a break-bulk cargo facility, and has been determined by the Port planning staff, with concurrence by the Planning Department's Historic Preservation Coordinator, to be a Contributing Resource in the Port's Embarcadero National Register Historic District. In the intervening years since its construction, Pier 50 underwent several alterations, repairs, and rehabilitation work. Nevertheless, Pier 50 retains a high degree of historic architectural integrity. (See attached Memorandum, Review of Proposed Pier 50 Apron Repair for Consistency with the Secretary of the Interior's Rehabilitation Standards, dated March 23, 2006, prepared by Mark Paez, Planner, Planning and Development, Port of San Francisco, and reviewed and signed by Mark Luellen, Senior Planner and Historic Preservation Coordinator, Planning Department, on May 25, 2006.)

Within the Port's Embarcadero Historic District, proposed projects are governed by the Port's Historic Preservation Review Guidelines for Pier and Bulkhead Wharf Substructures (the Guidelines). The Guidelines, approved by the Port Commission and the State Office of Historic Preservation (SHPO) in 2005, provide guidance and information on the preferred approach to the maintenance, repair and alteration of structures and substructures within the Embarcadero Historic District. In evaluating the proposed Pier 50 repair project, the Port planner made findings that the proposed work is consistent with the Guidelines, and the Planning Department's Historic Preservation Coordinator reviewed and concurred with the findings of the evaluation. Hence, the project would not result in a significant, adverse impact to an historical architectural resource. [For details of the evaluation and findings, please see the attached Memorandum, dated March 23, 2006, prepared by Mark Paez, Port Planner, and reviewed and signed by Mark Luellen, Senior Planner and Historic Preservation Coordinator, Planning Department, on May 25, 2006.]

In addition, the Planning Department's staff archeologist and the State Lands Commission staff reviewed the proposed project and the State's archeological resources archives, which include buried historical shipwrecks' locations. The Planning Department's archeologist has determined that there is no significant archeological resource in the area of the proposed pier project. Hence, the project would not result in a significant, adverse impact on historical archeological resources.

California Environmental Quality Act, Guidelines Section 15301(d), or Class 1, provides an exemption from environmental analysis for projects that would consist of repair of deteriorated or damaged structures. The proposed project would consist of in-kind replacement of 52 deteriorated wooden piles under the north apron of Pier 50 with 52 new polymer-coated wooden piles in a similar spatial arrangement and the same general alignment as the existing deteriorated piles.

Lastly, CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There is no unusual circumstance surrounding the current proposal that would suggest a reasonable possibility of a significant effect.

For the above reasons, the proposed project is appropriately exempt from environmental review as a Class 1 project.

MEMORANDUM

March 23, 2006

TO: Byron Rhett, Director Planning and Development

CC: Ed Byrne, Chief Harbor Engineer
Joe Roger, Engineering
Diane Oshima, Planning
Mark Lozovoy, Real Estate
John Aires, Engineering

FROM: Mark Paez, Planning and Development

SUBJECT: **Review of Proposed Pier 50 North Apron Repair for Consistency with the Secretary of the Interior's Rehabilitation Standards**

In 1994 Carey & Company, historic preservation consultants, prepared a reconnaissance ("windshield") survey of the Port's properties as a technical background report to support the preparation of the Port's Waterfront Land Use Plan Environmental Impact Report (EIR). The Carey survey determined Pier 50 to be an historic resource. Carey & Co. assigned the facility a National Register Status Code 5D1. This status code is defined as a property that is a contributor to a fully documented district that is designated, or eligible for designation as a local historic district.

In 1996 Architectural Resources Group (ARG), historic preservation consultants, prepared a Port of San Francisco Historic Resources Database that compiled all of the previous evaluations done for Port properties using various survey standards and methodologies into one database. ARG evaluated all previous surveys and conducted its own additional research and investigation and re-determined the status of each Port facility. The resources evaluated were classified as either "potentially eligible" or "appears ineligible." Pier 50 was evaluated by ARG and classified as: "appears ineligible." The database provides further information about this resource that indicates that it lacks significance and had not previously been evaluated.

Given the discrepancy between these two surveys, lack of a more recent survey and historic evaluation information, as well as the high level of historic integrity of the resource, I evaluated this repair and alteration proposal for the facility for consistency with the Secretary of the Interior's Rehabilitation Standards. The following analysis was prepared to document my review and evaluation of the proposal and its consistency with the Standards.

Scope of Work

Pier 50 supports a mixture of maritime and non-maritime uses in four separate pier sheds. Pier 50 Shed D is the home of the Port's maintenance facility. The north apron is an active maritime berth. The Port's Engineering Division has conducted a structural survey of the pier in 2003-04 and determined that the bearing piles supporting the north apron have deteriorated and must be replaced in order to maintain the function of the apron. The proposed scope of work would result in the "in-kind" replacement of 52, 12 inch diameter wood piles with a 12 inch polymer coated wood pile. The deteriorated piles would be cut-off at the mud line of the Bay and replacement piles would be located immediately adjacent to the former pile location maintaining the same general alignment and spatial arrangement.

Finding

Pier 50 is a 78 year old former break bulk cargo industrial facility. Pier 50 was constructed in 1928, maintains a high degree of integrity and shares many of the character defining features of the contributing Break Bulk Cargo facilities within the Embarcadero National Register Historic District. The Embarcadero Historic District includes the area of the waterfront between Pier 45 and Pier 48. The Pier 50 apron decks are constructed of concrete and supported with wooden piles. Each of the pier sheds have a central roof monitor that extends the full length of the shed which gives the central portion of the shed a two-story height and volume. In addition, metal roll up cargo doors and steel sash windows punctuate the north and south elevations of the sheds. The interior and exterior of the sheds appear to be largely intact and in fair condition. Some minor alterations to accommodate the existing and former maritime and non-maritime uses were observed at the Terry Francois Boulevard end of the facility and within the sheds.

Secretary Standards

The proposed scope of work is consistent with the following applicable Secretary Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

   The proposed improvements would allow the north apron to continue to support the berthing and access needs of Pier 50 as a mixed use maritime and non-maritime industrial facility, which includes the Port's maintenance facility. The proposal would not result in a change to the piers distinctive materials, features, spaces or spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

   The proposed repair of the north apron would remove existing deteriorated components of the pier substructure replacing them "in-kind" with like materials in the same general alignment and location.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

   Standard No. 3 does not apply to this project.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

   Standard No. 4 does not apply to this project.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

   The proposed "in-kind" pile replacement would maintain the visual appearance of the exterior of the apron and its features, finishes and construction techniques.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

   The existing deteriorated wood piles cannot be repaired and will be replaced "in-kind" with like materials that will match the existing piles in materials, dimension, location and arrangement. However, the new piles will differ in appearance in so far as they will be coated with a black polymer material that protects the wood from the harsh marine environment in order to minimize deterioration.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

   Standard No. 7 does not apply to this project.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

   Standard No. 8 does not apply to this project.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

   Standard No. 9 does not apply to this project.

10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

    Standard No. 10 does not apply to this project.

Conclusion

Based on my review of the proposed scope of work, the architectural plans dated January 13, 2006 and my field observations, I have concluded that the proposal is consistent with the Secretary of the Interior's Standards.

Attachment

Architectural Plans dated January 13, 2006.

REVIEWED BY PRESERVATION COORDINATOR:

5/25/06

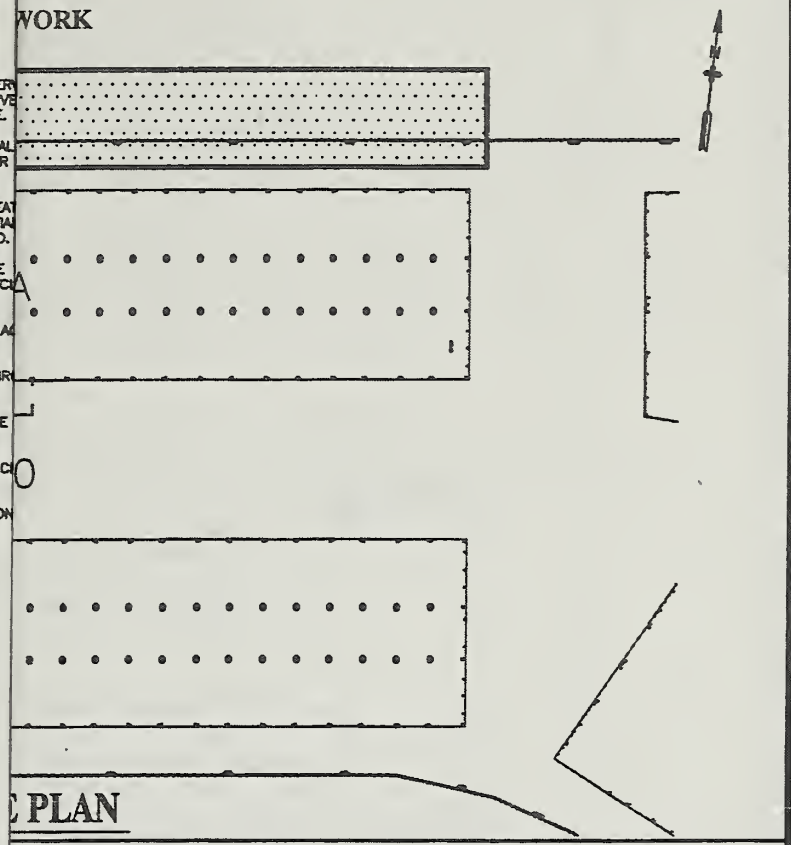
MARK LURLLEN

GENERAL: SEE SHEET G1

1. THE SURVEY INFORMATION SHOWN ON THE DRAWINGS IS BASED ON VISUAL OBSERV ABOVE THE WATERLINE AND BELOW THE WATERLINE BY A DIVE SURVEY. THE SURVE INFORMATION IS AVAILABLE FOR REVIEW AT THE PORT OF SAN FRANCISCO OFFICE.
2. THE DISCHARGE, OR CREATION OF A POTENTIAL FOR DISCHARGE, OF ANY MATERIAL ASPHALT, CREOSOTE PILE SHAVINGS, CONCRETE, SILTS, CLAY, SAND, SAWDUST, OR MATERIALS TO THE BAY IS PROHIBITED.
3. A FLOATING DEBRIS BARRIER AND ABSORBENT BOOM SHALL BE POSITIONED BENEAT ALONG-SIDE AREAS WHERE WORK IS OCCURRING AND ENSURE THAT THE POTENTIA DEBRIS, CHEMICALS OR TREATED MATERIALS TO CONTACT BAY WATER IS MINIMIZED.
4. ALL MATERIAL AND DEBRIS GENERATED AS A RESULT OF THIS PROJECT SHALL BE FROM THE SITE AND PROPERLY DISPOSED OF TO AN APPROPRIATE UPLAND RECYCL DISPOSAL SITE.
5. CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED AND FUELED IN AREAS WHERE AC SPILLS SHALL NOT IMPACT WATER OF THE STATE.
6. SPILL CONTAINMENT AND CLEANUP EQUIPMENT SHALL BE MAINTAINED ON-SITE THR THE DURATION OF THE PROJECT.
7. THESE PLANS ARE FOR VERTICAL DEAD LOAD AND LIVE LOAD. LATERAL LOADS ARE CONSIDERED IN THIS REPAIR.
8. UNTIL REPAIRS ARE MADE TO THE APRON THE LOADING IS LIMITED TO 50 psf EXC BARRICADES ARE PLACED.
9. ALL PROJECT DELIVERIES SHALL OCCUR BY WATER WITH THE FOLLOWING EXCEPTION a. ASPHALT DELIVERIES
10. ALL PILE INSTALLATION WORK MUST OCCUR FROM THE WATERSIDE.

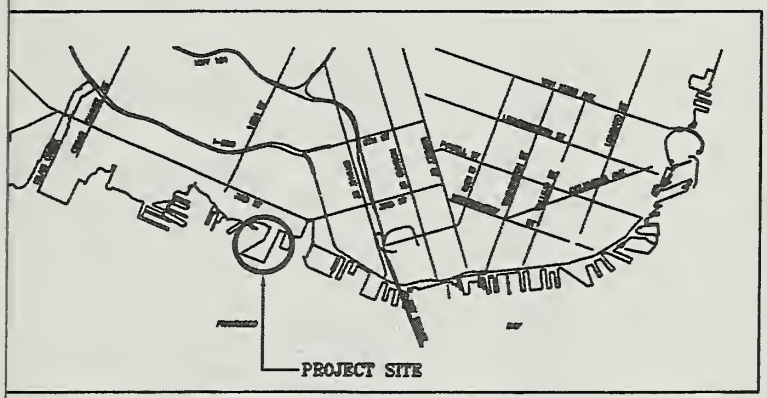
AN

WORK



E PLAN

P50 VICINITY



06.04.28E

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INF & FILE NO. OF

SEE REFERENCE

FACILITY REPAIR
PIER 50 SHED A APRONS

TITLE SHEET

CONTRACT NO.	2707
DRAWING NO.	12621-50-S
SPECIFICATION NO.	N/A
SHEET NO.	P50-S1

ects\Piers\Pier 50\2707 Pier 50 Apron Repairs\1-Design\P50 Apron-Title S1

GENERAL NOTES

GENERAL: SEE SHEET G1

1. THE SURVEY INFORMATION SHOWN ON THE DRAWINGS IS BASED ON VISUAL OBSERVATION ABOVE THE WATERLINE AND BELOW THE WATERLINE BY A DIVE SURVEY. THE SURVEY INFORMATION IS AVAILABLE FOR REVIEW AT THE PORT OF SAN FRANCISCO OFFICE.
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   a. ASPHALT DELIVERIES
10. ALL PILE INSTALLATION WORK MUST OCCUR FROM THE WATERSIDE.

REFERENCES:

- PLANS FOR PIER NO. 50 TEST PILE DIAGRAMS (DRAWING NO. 4306-50-1) (NOVEMBER 22, 1923)

PIER 50 DRAWING INDEX

P50-S1	TITLE SHEET
P50-S2 - S4	NORTH APRON SHED A REPAIR PLAN
STND1	FULL PILE REPLACEMENT DETAILS
STND2	DECK REPAIR DETAILS
STND3	PILE SPLICE REPAIR DETAILS
STND4	DECK REMOVAL & REPLACEMENT PLAN & DETAILS
STND5	DECK REMOVAL & REPLACEMENT SECTIONS & DETAILS

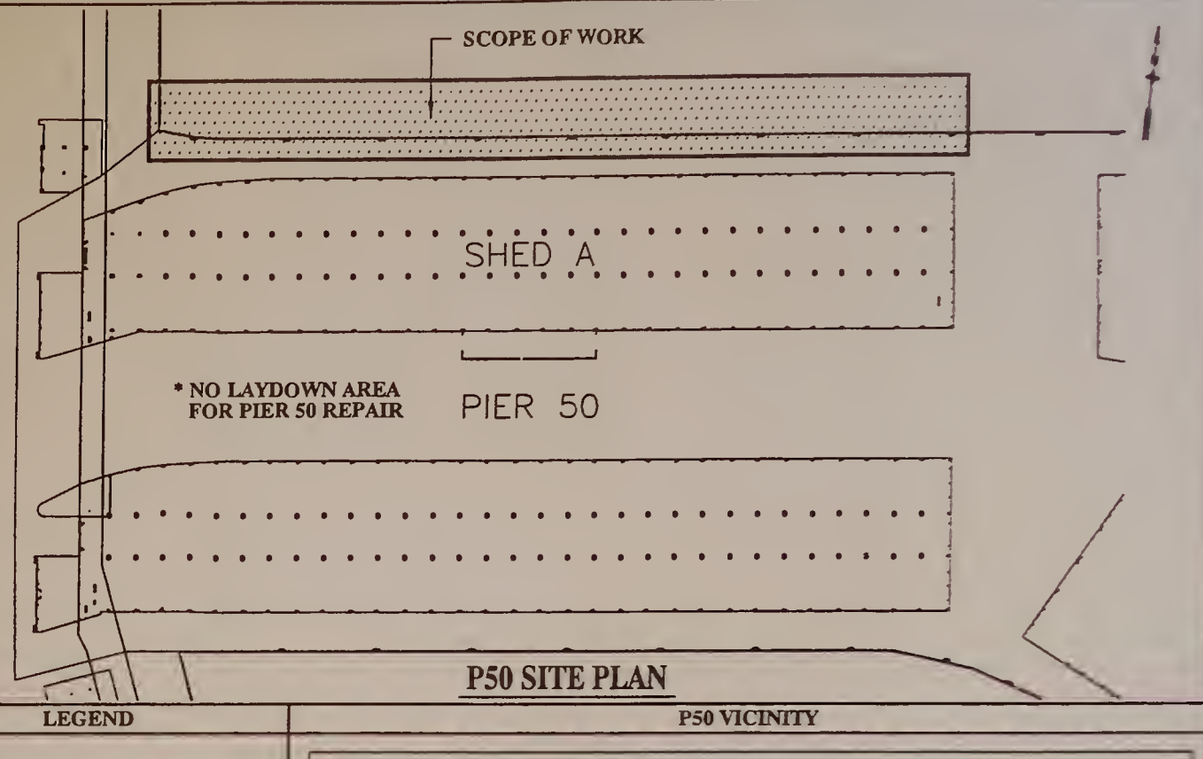
SPECIFICATION INDEX

SEE G1

ABBREVIATIONS

SEE G1

SITE PLAN



P50 SITE PLAN

LEGEND

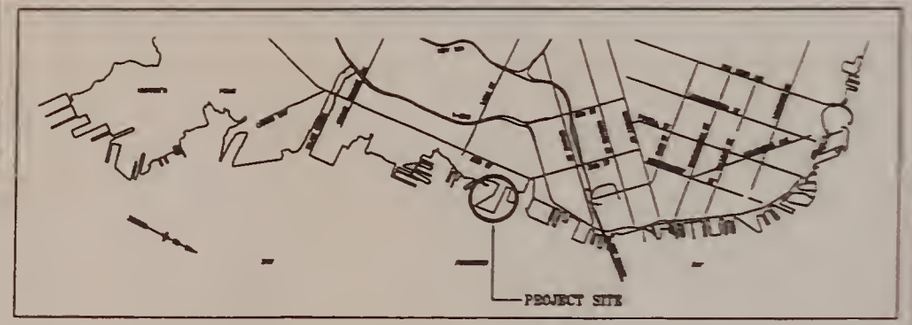
EXISTING CONDITIONS

- (E) GOOD PILE
- (E) BAD PILE

NEW CONSTRUCTION

- INSTALL (N) PILE PER SHEET STND1, STND4 AND STND5

P50 VICINITY



DRAFT

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMATION & FILE NO. OF SURVEYS
SEE REFERENCE LIST ON S1

SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED: JR	DATE: 1/13/06
DRAWN: SC	DATE: 1/13/06
CHECKED: UP	DATE: 1/13/06

APPROVED BY SAN FRANCISCO PORT COMMISSION
DATE: _____
CHIEF HARBOR ENGINEER

SCALE: NONE
SHEET OF SHEETS: 1 OF 4

FACILITY REPAIR
PIER 50 SHED A APRONS

TITLE SHEET

CONTRACT NO. 2707
DRAWING NO. 12627-50-S
SPECIFICATION NO. N/A
SHEET NO. P50-S1

G:\01 Projects\Piers\Pier 50\2707 Pier 50 Apron Repairs\1-Design\P50 Apron-Title S1

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Battis
Project Address: **83-85 Brady Street**
Block: 3505 Lot: 022
Case No.: 2005.0776E
Date of Review: April 28, 2006

Planning Department Reviewer:
Tim Frye
415-575-6822
tim.frye@sfgov.org

Preparer / Consultant
Name:
Company: Cary & Co., Inc.
Address: 460 Bush Street, SF 94108
Phone: 415.773.0773
Fax:
Email:

Owner
Name: Jess & Yolanda Aqunino
Company:
Address: 83-85 Brady Street
Phone: 415.823.6994
Fax:
Email:

PROPOSED PROJECT
☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing dwelling (one-unit) and construct a new six-unit condominium structure.

Pre-Existing Historic Rating / Survey
The subject building has not been included in any previous historic survey

Historic District / Neighborhood Context
The subject building is located on Brady Street, a short thoroughfare between Otis and Market Streets, in a largely commercial area

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

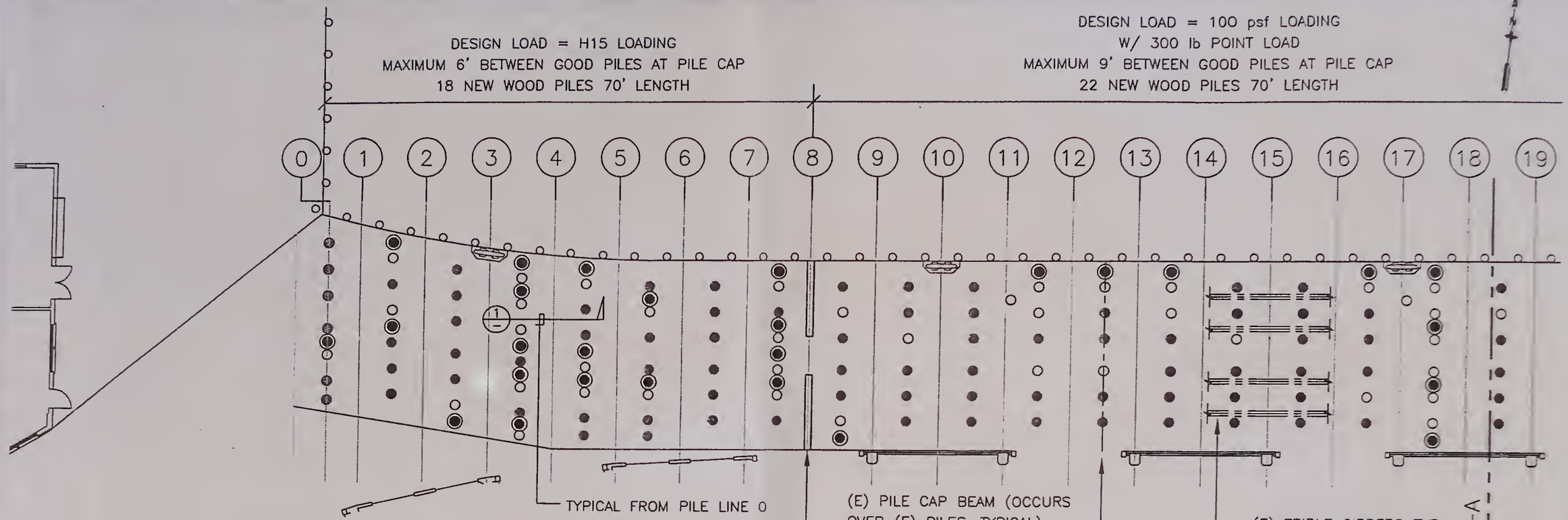
2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

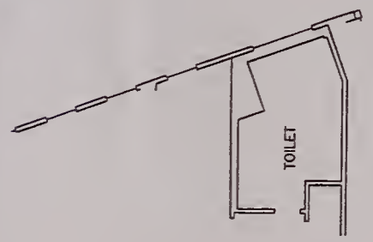
Notes: The structure displays a high level of historic integrity — retaining its original wood siding and windows, fenestration pattern at the second-floor, second-floor bays, side entrance, and

DESIGN LOAD = H15 LOADING
MAXIMUM 6' BETWEEN GOOD PILES AT PILE CAP
18 NEW WOOD PILES 70' LENGTH

DESIGN LOAD = 100 psf LOADING
W/ 300 lb POINT LOAD
MAXIMUM 9' BETWEEN GOOD PILES AT PILE CAP
22 NEW WOOD PILES 70' LENGTH



SHED A



◉ INSTALL (N) PILE PER SHT. STND1, STND4 & STND5

○ BAD PILE

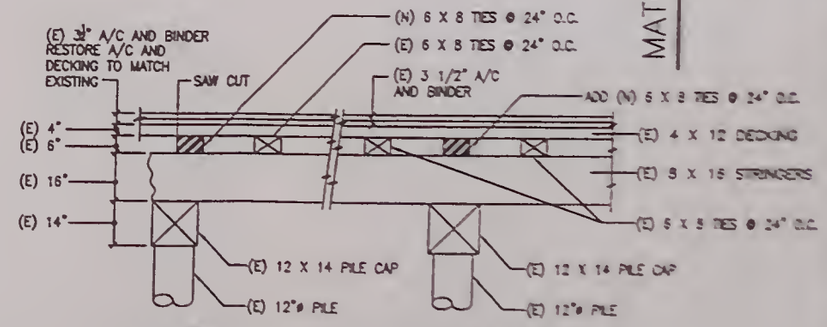
● GOOD PILE

PIER 50 - SHED A - NORTH APRON PARTIAL FRAMING PLAN

SCALE: 1/16" = 1'–0"

NOTES:

1. CONTRACTOR SHALL REMOVE 52 (E) BAD PILES. THESE 52 BAD PILES OCCUR BETWEEN COL. LINES ⓪ AND ⑤⑧. SOME OF THESE PILES MAY BE 'WRAPPED', V.I.F.



NOTE: DOUBLE UP (E) 6 X 8 TIES SO THERE ARE 6 X 8 TIES @ 12" O.C.

1/– SECTION (FROM PILE CAP 0 TO PILE CAP 8)

SCALE: 1/2" = 1'–0"

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMATION & FILE NO. OF SURVEYS
SEE REFERENCE LIST ON S1

SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED: JR	DATE: 1/13/06	
DRAWN: SC	DATE: 1/13/06	
CHECKED: UP	DATE: 1/13/06	

APPROVED BY SAN FRANCISCO PORT COMMISSION
DATE: _____
CHIEF HARBOR ENGINEER

SCALE: AS NOTED
SHEET OF SHEETS: 2 OF 4

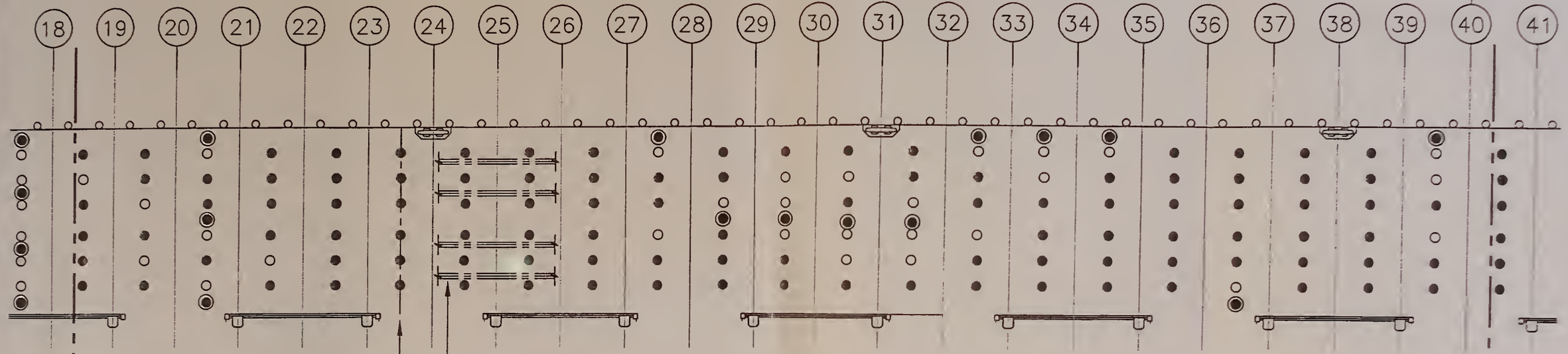
FACILITY REPAIR
PIER 50 SHED A APRONS

NORTH APRON PLAN

CONTRACT NO. 2707
DRAWING NO. 12622-50-S
PROJECT NO. 8.0
JOB NO. P50-02

G:\01 Projects\Plans\Pier 50\2707 Pier 50 Apron Repairs\1-Drawings\P50 Apron S1.dgn

DESIGN LOAD = 100 psf LOADING
W/ 300 lb POINT LOAD
MAXIMUM 9' BETWEEN GOOD PILES AT PILE CAP
22 NEW WOOD PILES 70' LENGTH



SHED A

◉ INSTALL (N) PILE PER SHT. STND1, STND4 & STND5

O BAD PILE

● GOOD PILE

PIER 50 - SHED A - NORTH APRON PARTIAL FRAMING PLAN

NOTES:

1. CONTRACTOR SHALL REMOVE 52 (E) BAD PILES. THESE 52 BAD PILES OCCUR BETWEEN COL. LINES ⓪ AND ㊽. SOME OF THESE PILES MAY BE 'WRAPPED', V.I.F.

NO.	DATE	DESCRIPTION	BY	APP.
		TABLE OF REVISIONS. CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION		

REFERENCE INFORMATION & FILE NO. OF SURVEYS
SEE REFERENCE LIST ON S1

SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED: JR	DATE: 1/13/06
DRAWN: SC	DATE: 1/13/06
CHECKED: UP	DATE: 1/13/06

APPROVED BY SAN FRANCISCO PORT COMMISSION
DATE: _____
CHIEF HARBOR ENGINEER

SCALE: 1/16"=1'-0"
SHEET OF SHEETS: 3 OF 4

FACILITY REPAIR
PIER 50 SHED A APRONS

NORTH APRON PLAN

CONTRACT NO. 2707
DRAWING NO. 12823-50-S
SPECIFICATION NO. N/A
DWG. NO. P50-03

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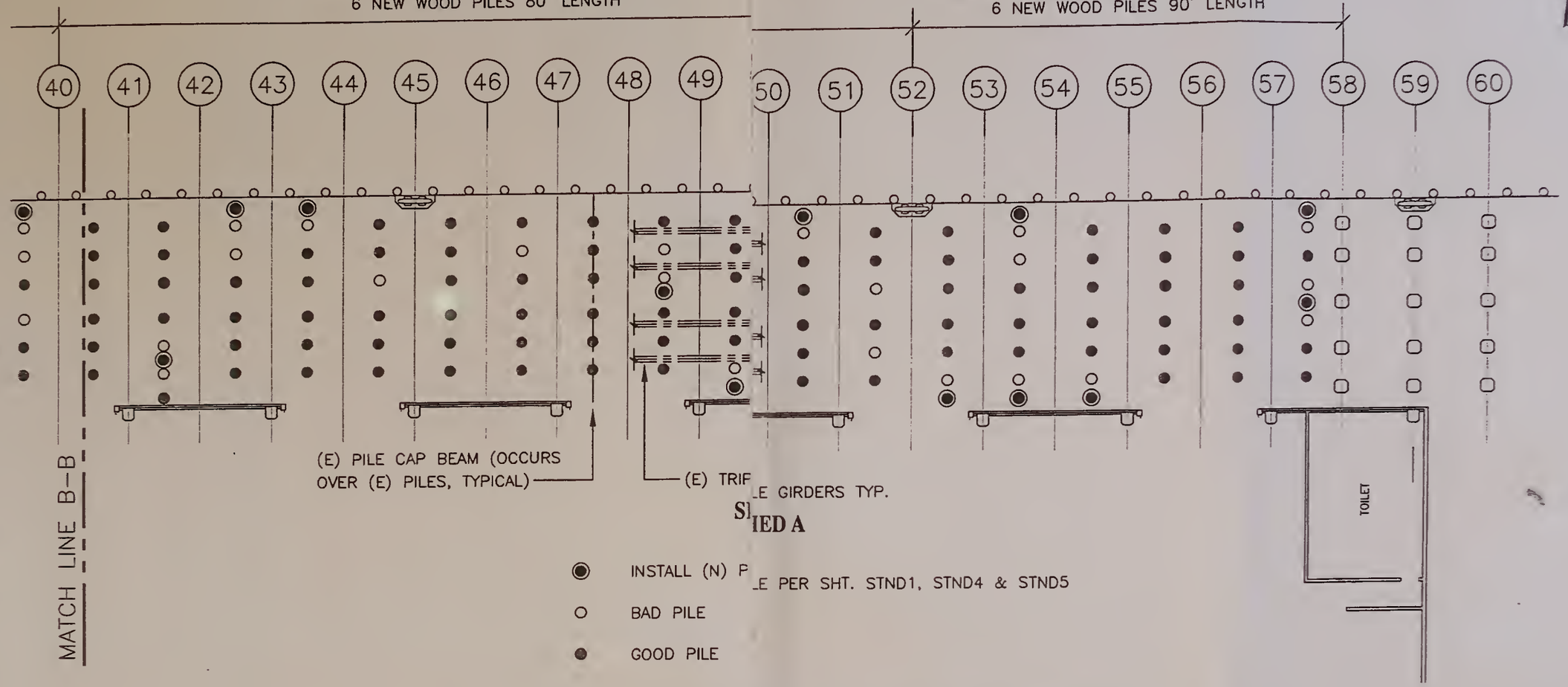
DESIGN LOAD = 100 psf LOADING
W/ 300 lb POINT LOAD
MAXIMUM 9' BETWEEN GOOD PILES AT PILE CAP
6 NEW WOOD PILES 80' LENGTH

DESIGN LOAD = 100 psf LOADING
W/ 300 lb POINT LOAD
MAXIMUM 9' BETWEEN GOOD PILES AT PILE CAP
6 NEW WOOD PILES 90' LENGTH



PIER 50 - SHED A - NC RTH APRON PARTIAL FRAMING PLAN

NOTES:

1. CONTRACTOR SHALL REM VE 52 (E) BAD PILES. THESE 52 BAD PILES OCCUR BETWEEN COL. LI IES ⓪ AND 58. SOME OF THESE PILES MAY BE 'WRAPPED', V.I.F.

NO.	DATE	DESCRIPTION	BY	APP.

TABLE OF REVISIONS
CHECK WITH TRACING TO SEE IF YOU HAVE LATEST REVISION

REFERENCE INFORMATION & FILE NO. OF SURVEYS
SEE REFERENCE LIST ON S1

SAN FRANCISCO PORT COMMISSION
PORT OF SAN FRANCISCO
DEPARTMENT OF ENGINEERING

DESIGNED:	DATE:
JR	1/13/06
DRAWN:	DATE:
SC	1/13/06
CHECKED:	DATE:
UP	1/13/06

APPROVED BY
SAN FRANCISCO PORT COMMISSION
DATE: _____
CHIEF HARBOR ENGINEER

SCALE: 1/16"=1'-0"
SHEET OF SHEETS: 4 OF 4

FACILITY REPAIR
PIER 50 SHED A APRONS

NORTH APRON PLAN

CONTRACT NO. 2707
DRAWING NO. 12624-S0-S
PROJECT NO. 475
DWG. NO. P50-S4

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modest architectural details. However, none of the provided research yielded information that would define the structure as eligible for the California Register. The project sponsor provided staff with a broken, but fairly complete, lineage of the building's owners and its occupants as well as a building permit history and historic Sanborn Maps. The original architect/builder is identified as Charles B. Kiler. The report states that the historic or social significance of the occupants and owners is not known. In regards to the project sponsor's analysis of the architectural style of the subject building, staff believes that the overall design of the structure is consistent with the Edwardian style commonly seen in urban residential homes and flats in San Francisco during the early part of the 20th-century and just after the 1906 fire.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

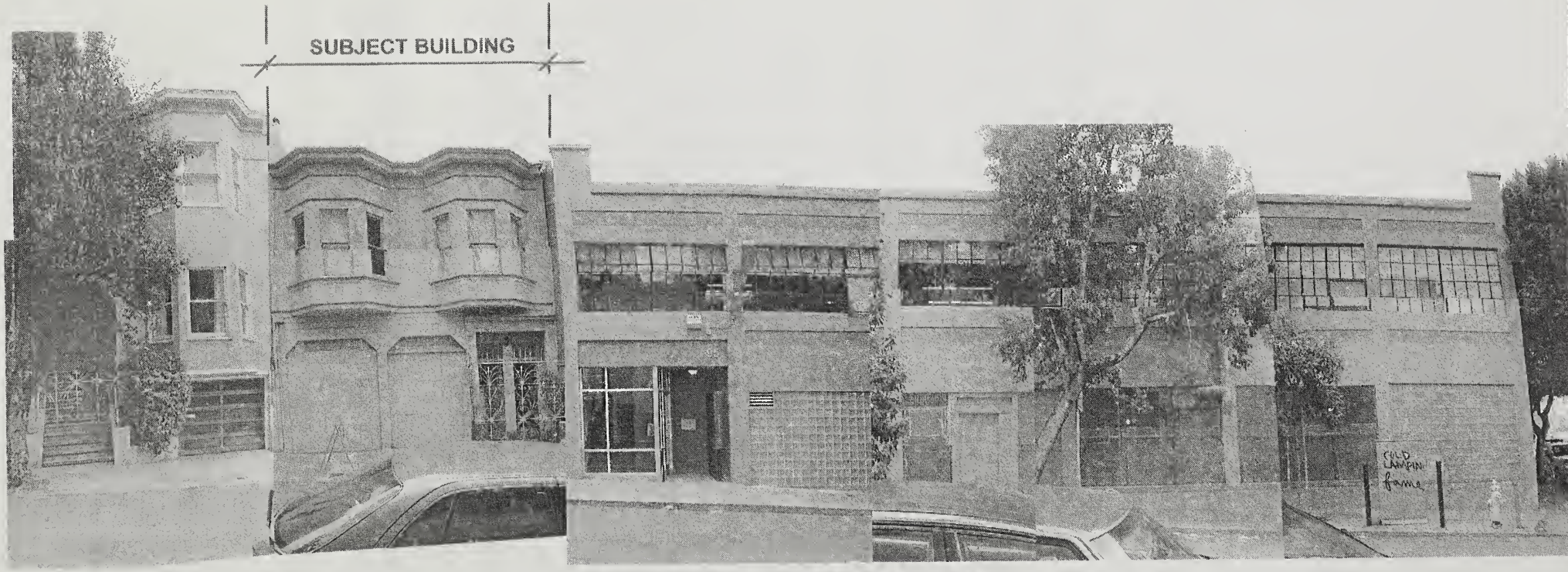
6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 5/16/06
Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Virna Byrd / Historic Resource Impact Review File
Jonathan Purvis, Building Permit



FRONT ELEVATION

ADDRESS: 83-85 BRADY STREET
SAN FRANCISCO, CA 94103

PLANNING DEPARTMENT

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	4TH FLOOR	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB SITE
	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: Case File No. 2005.0156E: Addition to the San Francisco Day School
Location: 350 Masonic Avenue / 2130 Golden Gate Avenue (Assessor's Block 1149, Lots 29 and 11)
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project would include the construction of an approximately 15,200 gross-square-foot (gsf) structure and a 2,500-gsf underground garage at the San Francisco Day School (SFDS). The structure would occupy the areas currently used as an eight-car off-street surface parking lot and a residential structure. The project would include the demolition of the 1,550-gsf single-family residence at 2130 Golden Gate Avenue, which is owned by and adjacent to the San Francisco Day School. The school site contains a total of 18 off-street parking spaces on site and five spaces off site. The proposed project would add two off-street parking spaces for a total of 20 off-street parking spaces, and SFDS would continue to lease the five off-site parking spaces. As part of the project, the school proposes to increase the maximum enrollment permitted from 400 to 430 students, and increase the number of faculty by approximately five. (Continued on page 2.)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Harry O'Brien , Coblentz, Patch, Duffy & Bass LLP: (415) 772-5723

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines, Sections 15332], Class 32

REMARKS: (Continued on second page.)

Contact Person: Nannie R. Turrell Telephone: 558-5994

Date of Determination:
June 14, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

PAUL E. MALTZER
Environmental Review Officer

DOCUMENTS DEPT.
JUN 16 2006
SAN FRANCISCO PUBLIC LIBRARY

cc: Harry O'Brien, Project Sponsor
Mary Woods, Northwest Quadrant
Bulletin Board
M.D.F.
Exemption/Exclusion File
Historic Resource List

0734.144.391877

Project Description (Continued)

The proposed 15,200 gross square feet(approximately 8,000 usable square feet), 40-foot-high building would accommodate three science laboratories and four classrooms, plus ancillary spaces. The project would expand the existing on-site basement parking garage to provide a total of 20 enclosed, off-street parking spaces. A new roof garden would connect to the existing rooftop play area above the adjacent gymnasium. The proposed project would occupy a portion of the existing at-grade playground in the rear yard area, and includes construction of a six foot high fence along the northern and eastern property lines.

The San Francisco Day School occupies a facility of approximately 55,000-gsf at the northeast corner of Masonic and Golden Gate Avenues (Assessor's Block 1149, Lots 29). The school owns an adjoining property on Golden Gate Avenue (Lot 11), which is currently being used by the school for storage. The project site, including the existing school and the single-family structure at 2130 Golden Gate Avenue, is approximately 43,680 square feet (1 acre) in size. The project site is within an RH-3 (Residential, House, Three-Family) zoning district, and a 40-X height and bulk district. The proposed project would require revision of an existing Conditional Use Permit, under *Planning Code* Section 303, for a Planned Unit Development (private elementary school) in an RH-3 district.

REMARKS: (Continued)

The building proposed for demolition at 2130 Golden Gate Avenue was constructed in 1888, and is on the San Francisco Planning Department's 1976 Architectural Survey. It is not included in any other survey or inventory. Based on available information, the assessment of Planning Department staff is that the building on the project site is not eligible for individual listing on the California Register of Historical Resources.[1] Furthermore, the area surrounding the property contains only a handful of Victorian-era buildings, which are both isolated and surrounded by later development. Therefore the immediate context of 2130 Golden Gate Avenue lacks historic district potential under National Register of Historic Places criteria.[2] Because the existing building is not considered an historic resource for purposes of the California Environmental Quality Act, its demolition would not result in a substantial adverse change in the significance of an historical resource, and the project may be found to be exempt from environmental review if other criteria are satisfied.

CEQA Guidelines Section 15332, or Class 32 consists of projects characterized as in-fill development which meet the following conditions:

a) *The project is consistent with applicable general plan designations and policies as well as with applicable zoning designations.*

The site is within an RH-3 (Residential, House, Three-Family) zoning district and a 40-X height and bulk district. The existing use of the site as a private elementary school is permitted with conditional use authorization. The Conditional Use authorization procedures are contained in the *San Francisco Planning Code* in Section 303 and 304, which applies to Planned Unit Developments. Therefore, the proposed project would be consistent with the *General Plan* and with the zoning designation.

[1] Mark Luellen, Historic Preservation Planner, San Francisco Planning Department. Memorandum to Nannie Turrell, Major Environmental Analysis, San Francisco Planning Department. November 14, 2005.
[2] Mark Luellen, Historic Preservation Planner, San Francisco Planning Department. Memorandum to Nannie Turrell, Major Environmental Analysis, San Francisco Planning Department. December 20, 2005.

b) *The development occurs within city limits on a site of less than five acres surrounded by urban uses.*

The project site is within a developed residential area of San Francisco, and is approximately 43,680-square feet or one acre in size. Thus, the proposed project would be characterized as in-fill development surrounded by urban uses.

c) *The project site has no habitat for endangered, rare or threatened species.*

There are existing buildings on the project site, which is within a developed area of the City and does not provide habitat for any rare or endangered plant or animal species. No other important biological resources are likely since humans have used the site for over 70 years.

d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Traffic

The proposed project would add a total of 30 new students and five new staff members to the existing student body of 396 students and 85 part-time and full-time faculty members. The school currently has a maximum permitted enrollment of 400 students. For purposes of analysis, it was assumed that the proposed project would generate 35 new vehicle trips, in the morning and afternoon drop off and pick up times at the school. This is a conservative estimate because some new students may be siblings or in a carpool with current students, and some new students and staff may use public transit or walk to school. The slight increase in area traffic would not be considered a significant impact, nor would the increase in parking demand.

San Francisco does not consider parking supply as part of the permanent physical environment. Parking conditions are not static, as parking supply and demand varies from day to day, from day to night, from month to month, etc. Hence, the availability of parking spaces (or lack thereof) is not a permanent physical condition, but changes over time as people change their modes and patterns of travel.

Parking deficits are considered to be social effects, rather than impacts on the physical environment as defined by CEQA. Under CEQA, a project's social impacts need not be treated as significant impacts on the environment. Environmental documents should, however, address the secondary physical impacts that could be triggered by a social impact. (CEQA Guidelines § 15131(a).) The social inconvenience of parking deficits, such as having to hunt for scarce parking spaces, is not an environmental impact, but there may be secondary physical environmental impacts, such as increased traffic congestion at intersections, air quality impacts, safety impacts, or noise impacts caused by congestion. In the experience of San Francisco transportation planners, however, the absence of a ready supply of parking spaces, combined with available alternatives to auto travel (e.g., transit service, taxis, bicycles or travel by foot) and a relatively dense pattern of urban development, induces many drivers to seek and find alternative parking facilities, shift to other modes of travel, or change their overall travel habits. Any such resulting shifts to transit service in particular would be in keeping with the City's "Transit First" policy. The City's Transit First Policy established in the City's Charter Section 16.102 provides that "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation."

The project site is well served by transit. MUNI lines #31 and #31-BX provide service from downtown to Ocean Beach along Turk Street in the vicinity of SFDS. Line #31 operates

9734.144.391877

throughout the day, whereas line #31-BX operates only during the morning and evening commute periods. The nearest inbound and outbound bus stops are located at the intersection of Turk and Masonic Streets. Line #43 runs north-south providing services from Balboa Park Station to the Marina District. It travels on Masonic Avenue in the vicinity of the school, with stops on both Turk Street and Golden Gate Avenue. Other MUNI bus service is provided nearby along Geary Avenue and Fulton Street.

The transportation analysis accounts for potential secondary effects, such as cars circling and looking for a parking space in areas of limited parking supply, by assuming that all drivers would attempt to find parking at or near the project site and then seek parking farther away if convenient parking is unavailable. Moreover, the secondary effects of drivers searching for parking is typically offset by a reduction in vehicle trips due to others who are aware of constrained parking conditions in a given area. Hence, any secondary environmental impacts which may result from a shortfall in parking in the vicinity of the proposed project would be minor, and the traffic assignments used in the transportation analysis, as well as in the associated air quality, noise and pedestrian safety analyses, reasonably addresses potential secondary effects.

A technical memorandum was prepared for the San Francisco Day School to study existing traffic congestion problems along Golden Gate Avenue in front of the San Francisco Day School.[3] The memorandum included school characteristics; nearby roadway and transit systems; drop-off/pick-up operations; data collection and field observation; and analysis of existing conditions.

The existing vehicular pattern for peak afternoon pick-up times was significantly different from the vehicular pattern for peak morning drop-off times. Although there were substantially fewer vehicles (44) during the peak afternoon period than during the peak morning period (170 vehicles), there was longer queuing in the afternoon. Vehicles began queuing around 3:10 PM, (twenty minutes before school ends), and by 3:30 PM, the queue extended to Central and Turk Street, which is two blocks from the school's Golden Gate Avenue entrance. On-street parking and occupancy data, in addition to pedestrian counts, indicate that during the afternoon pick-up period, more drivers park in the area and walk to the school to retrieve the students than in the morning.

SFDS has an official drop-off and pick-up manual, which is distributed to parents at the beginning of the fall semester each year. The manual specifies that vehicles should use the 88-foot-long passenger loading zone on Golden Gate Avenue for all drop-off and pick-up activities. During both the morning drop-off and afternoon pick-up hours, a crossing guard is stationed at the corner of Masonic and Golden Gate Avenues to assist students and parents crossing the intersection. The traffic study commissioned by SFDS contained recommendations to alleviate existing traffic congestion problems. These may be considered as part of the conditional use permit process.

Noise

The existing noise environment at the project site was quantified in a study commissioned by SFDS.[4] This report also evaluated the potential impact from the addition of a new school building and the relocation of the lower playground on the surrounding community. Currently the Day School has three outdoor play areas, two on the roof of the buildings and one at ground

[3] CHS Consulting 2006. San Francisco Day School Transportation Study. Prepared for the San Francisco Day School. January 6.

[4] Salter, Ethan and Alvarado, Robert 2006. Charles M. Salter Associates, Inc. Environmental Noise Assessment Study, CSA Project No. 05-0148. Prepared for San Francisco Day School. January 12.

level. The predominant noise sources at the closest residential receivers are traffic noise and children playing on the San Francisco Day School playgrounds.

The California Environmental Quality Act (CEQA) requires that a project be evaluated in terms of its potential to increase ambient noise levels significantly. In general, a change 1dB would not be perceived as noticeable, a change of 3 dB in noise is considered just noticeable and not expected to cause significant community response. A change of more than 5 dB would be noticeable and have potential to cause a community response.

The San Francisco Noise Ordinance section 2901.2 defines ambient noise as the "average noise level over 15 minutes excluding random and intermittent noise and the alleged offensive noise at the location and time of day at which a comparison with an alleged offensive noise is to be made." Section 2901.11 defines unnecessary, excessive, or offensive noise as "a noise level which exceeds the ambient noise level by 5 dBA or more, when measured at the nearest property line, or in the case of multiple-family residential buildings when measured anywhere in one dwelling unit with respect to noise emanating from another dwelling unit..."

On similar playground projects, the San Francisco Police Department's (SFPD) Noise Abatement Unit considers the noise from children's play areas to be part of the ambient noise for that area. In a letter to Charles M. Salter Associates, Inc. dated 4 May 1999, Officer Edward Anzore of the SFPD states, "The noise caused by children in a playground at a day care facility or educational facility is not covered under [section] 2900 of the Municipal Police Code."[5]

To quantify the existing noise environment at the San Francisco Day School and a neighboring property, acoustical measurements were taken from 11 to 13 May 2005.[6] Currently, classes of up to 60 children play in the lower playground from approximately 10:00 AM to 12:00 PM. On the rooftop playgrounds, similar-sized classes are scheduled outside from approximately 10:00 AM to 3:00 PM. After-school activities may take place on both the rooftop and at-grade playgrounds.[7]

To predict the future noise level change at the closest residential receivers due to the proposed changes to the new lower playground, the noise levels of a normal school day at the nearest residences located east and north of the proposed new playground were predicted and compared to the existing noise level. Thirty feet from the property line, in the backyard of the closest residence (909 Central Avenue) the current DNL is 55-57 dB. Assuming the proposed climbing dome will be the center of activity in the lower playground, the DNL will be 57-59 dB at 909 Central Avenue. The addition of the proposed building along Golden Gate Avenue will provide acoustical shielding from the upper playground noise to the nearest residential receivers.

To the north, the existing fences are as much as 10-feet above the level of the at-grade playground and 7-feet above the children's garden area. Based on the location of the proposed climbing dome and the existing fences, the DNL[8] at the backyards of the residences along Turk Street is predicted to decrease from 62 dB to 60 dB. The decrease in noise is a result of the relocation of the climbing dome further from the residences. The proposal is to increase the maximum enrollment in the school by 7.5% (from 400 to 430 students). Such an increase in enrollment would not affect these conclusions.

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[5] Ibid.
[6] Ibid.
[7] Ibid.
[8] Day-Night Average Sound Level (DNL) – A descriptor established by the U.S. Environmental Protection Agency to represent a 24-hour average noise level with a penalty applied to noise occurring during the nighttime hours (10☺) PM to 7:00 AM) to account for the increased sensitivity of people during sleeping hours.

The predicted 2 dB increase in the 909 Central Avenue (east of the at-grade playground) DNL is not considered to be an impact and would be a barely perceptible change in the noise environment. Therefore, the project is predicted to have a less than significant impact on the nearby residences. In addition, the proposed project includes a noise attenuating fence along along the northern and eastern property boundary as part of the proposed project.

Air Quality

The Bay Area Air Quality Management District (BAAQMD) has established thresholds for projects requiring its review for potential air quality impacts. These thresholds are based on the minimum size of projects that the District considers capable of producing air quality problems due to vehicle emissions or stationary sources of pollution. The proposed project would not exceed this minimum standard. Construction activity would temporarily raise dust levels in the area, but not to a level that would have significant impacts upon air quality. Therefore, no significant air quality impacts would be generated by the proposal.

Water Quality

The proposed project would not generate wastewater or result in discharges that would have the potential to degrade water quality or contaminate a public water supply. Thus, the project would not result in significant effects related to water quality.

e) The site can be adequately served by all required utilities and public services.

The project site is located in a dense urban area where all public services and facilities are available; no expansion of public services or utilities is anticipated.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects. The project would be exempt under the above-cited classification. For the above reasons, the proposed project is appropriately exempt from environmental review.

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	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	SFGOV.ORG/PLANNING

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 2130 Golden Gate
Block: 1149, Lot: 011
Case No.: 2005.0156E
Date of Review: 11-14-05

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant
Name: Harry O'Brien
Company: Coblentz, Patch, Duffy & Bass
Address: 1 Ferry Building, Suite 200
Phone: 391-4800
Fax: 293-6438
Email: hobrien@coblentzlaw.com

Owner
Name: Carolyn Sasser
Company: SF Day School
Address: 350 Masonic Ave.
Phone: 931-2422
Fax: 931-1753
Email: csasser@sfds.net

PROPOSED PROJECT
☒ Demolition
Alteration

Project description:
Demolition of single family residence to construct an addition to the existing school building located at 350 Masonic Ave.

Pre-Existing Historic Rating / Survey
The Department of City Planning's Citywide Architectural Survey of 1976. The building was rated "2" on a scale of –2 to 5.

Historic District / Neighborhood Context
This residence is located in a primarily residential street that is located on the western edge of the Western Addition close to one of the areas main north/south vehicular arteries Masonic Ave. The property is also across the street from Lone Mountain (which contains the University of San Francisco) and the eastern edge of the Inner Richmond neighborhood commercial district.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☐No **X** Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☐No **X** Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context **X** Yes, may contribute to a potential district or significant context

If Yes; Period of significance: Potentially from 1880-1920

Notes: From submitted photographs it appears that this Victorian era residence could be considered an historical resource under CEQA as a contributor to a potential historic district comprised of residential buildings constructed between 1880 and 1920. As a cohesive collection,

the buildings in this neighborhood could be eligible for a potential California Register-designated historic district.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	X Retains	☐ Lacks	**setting,**	X Retains	☐ Lacks
design,	X Retains	☐ Lacks	**feeling,**	X Retains	☐ Lacks
materials	X Retains	☐ Lacks	**association.**	X Retains	☐ Lacks
workmanship	X Retains	☐ Lacks			

Notes: Mr. McGrew's report indicates that the property no longer retains integrity of design, materials, workmanship, setting, feeling and association. However the property appears to retain many character-defining elements from its original Victorian era construction in 1888 and subsequent remodel in 1899. The building also appears to be in good condition, with most of its historic integrity intact, despite the fact that it was altered in 1899. This integrity evaluation is contingent upon the establishment of a period of significance if a potential historic district is present.

3.) DETERMINATION: Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present	☐ Historical Resource Present	☐ Category A (1/2)
(Go to 6. below)	(Continue to 4.)	**X** Category B
		☐ Category C

Notes: In order to more fully evaluate the potential historic significance of the residence in the context of the broader neighborhood and a potential historic district, an Historic Resource Evaluation Report (HRER) needs to be prepared by a qualified professional, per the Planning Department's established Scope of Work. The HRER should focus on the surrounding neighborhood, its pattern of development, and the concentration of buildings constructed within the general time period spanning from 1880-1920. A windshield survey of the surrounding blocks, including the subject blockface and the opposite blockface, would prove useful in this regard. (This should include Golden Gate Avenue between Central Ave and Lyon Street and Central Avenue between Turk and McAllister) Photographs, date of construction, and original architect (if available) for each of these surrounding buildings should be included within the HRER.

Please note that the subject building is listed on the Department of City Planning's Citywide Architectural Survey of 1976 (AS Survey). Additionally many other AS Survey buildings are located on Golden Gate Avenue between Masonic Ave and Lyon Street and on Central Avenue between McAllister and Turk Streets. These buildings may relate to a broader context of neighborhood development in the Western Addition or Lone Mountain from 1880 to 1920. A reference for this area of study is "Historic Context Statements on the Neighborhood Development of San Francisco form 1890 to 1920, the Inner Richmond District" prepared by Lauren Weiss Bricker in 1990 for The Foundation for San Francisco's Architectural Heritage.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.

X The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

Notes: While the subject property does not appear to be individually eligible for the California Register, the building could be a contributor to a potential California Register historic district. The project as proposed would demolish the building, and would be considered a significant adverse impact, if the building were determined to be an historic resource. However, if the project were revised to follow the Secretary of the Interior's Standards for Rehabilitation, then these impacts could be mitigated and the HRER would not be necessary.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

The building's character is largely defined by its Victorian era façade and the building's scale, (single story over garage). The scope of the proposed project does not call for the retention of the building. The replacement building's negative effects, should there be a potential historic district present, could be mitigated by designing an addition to the school that is compatible with the size and scale of the surrounding residential structures.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☐No **X** Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature _____ Date: 11.14.06
Mark Luellen, Preservation Coordinator

Cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

PLANNING DEPARTMENT

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REVISED MEMORANDUM: Historic Resource Evaluation Response
Original Memo dated 11-14-2005

MEA Planner: Nannie Turrell

Project Address: 2130 Golden Gate
Block: 1149, Lot: 011
Case No.: 2005.0156E
Date of Review: 12-20-05

Planning Department Reviewer:
Mark Luellen
415-558-6478
mark.luellen@sfgov.org

Preparer / Consultant
Name: Harry O'Brien
Company: Coblentz, Patch, Duffy & Bass
Address: 1 Ferry Building, Suite 200
Phone: 391-4800
Fax: 293-6438
Email: hobrien@coblentzlaw.com

Owner
Name: Carolyn Sasser
Company: SF Day School
Address: 350 Masonic Ave.
Phone: 931-2422
Fax: 931-1753
Email: csasser@sfds.net

PROPOSED PROJECT
☒ Demolition
Alteration

Project description:
Demolition of single family residence to construct an addition to the existing school building located at 350 Masonic Ave.

Pre-Existing Historic Rating / Survey
The Department of City Planning's Citywide Architectural Survey of 1976. The building was rated "2" on a scale of –2 to 5.

Historic District / Neighborhood Context
This residence is located in a primarily residential street that is located on the western edge of the Western Addition close to one of the areas main north/south vehicular arteries Masonic Ave. The property is also across the street from Lone Mountain (which contains the University of San Francisco) and the eastern edge of the Inner Richmond neighborhood commercial district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No Unable to determine
- **Persons:** or ☐Yes ☒No Unable to determine
- **Architecture:** or ☐Yes ☒No Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context **No**, based on additional information submitted to the Planning Department on December 12, 2005, (Final Draft Historic Resource Evaluation, McGrew/Architecture) the area does not contribute a potential district because it lack the necessary significant concentration, linkage, or continuity of buildings united historically or aesthetically by plan or physical development.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also

must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	Retains	☐ Lacks	**setting,**	Retains	☐ Lacks
design,	Retains	☐ Lacks	**feeling,**	Retains	☐ Lacks
materials	Retains	☐ Lacks	**association.**	X Retains	☐ Lacks
workmanship	Retains	☐ Lacks			

Because the building has been found to not contribute to a potential historic district an evaluation of its integrity evaluation is applicable.

3.) DETERMINATION: Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below) ☐ Historical Resource Present (Continue to 4.) ☐ Category A (1/2) **X** Category B ☐ Category C

The area surrounding 2130 Golden Gate Avenue contains a handful of Victorian Era structures, but they have been found to be too scattered "to possess a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development," as required of historic districts by the National Register of Historic Places (NRHP). The NRHP requires districts to be a "definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style, or sites, buildings, structures, and objects, or by documented differences in patterns of historical development or associations." As an area that contains only a few Victorian-era buildings that are both isolated and surrounding later development, the immediate context of 2130 Golden Gate Ave lacks historic district potential under NRHP criteria.

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐ Yes ☒ No Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature: _____ Date: 12.20.05
Mark Luellen, Preservation Coordinator

cc: A. Green, Recording Secretary, Landmarks Preservation Advisory Board
Virnaliza Byrd / Historic Resource Impact Review File

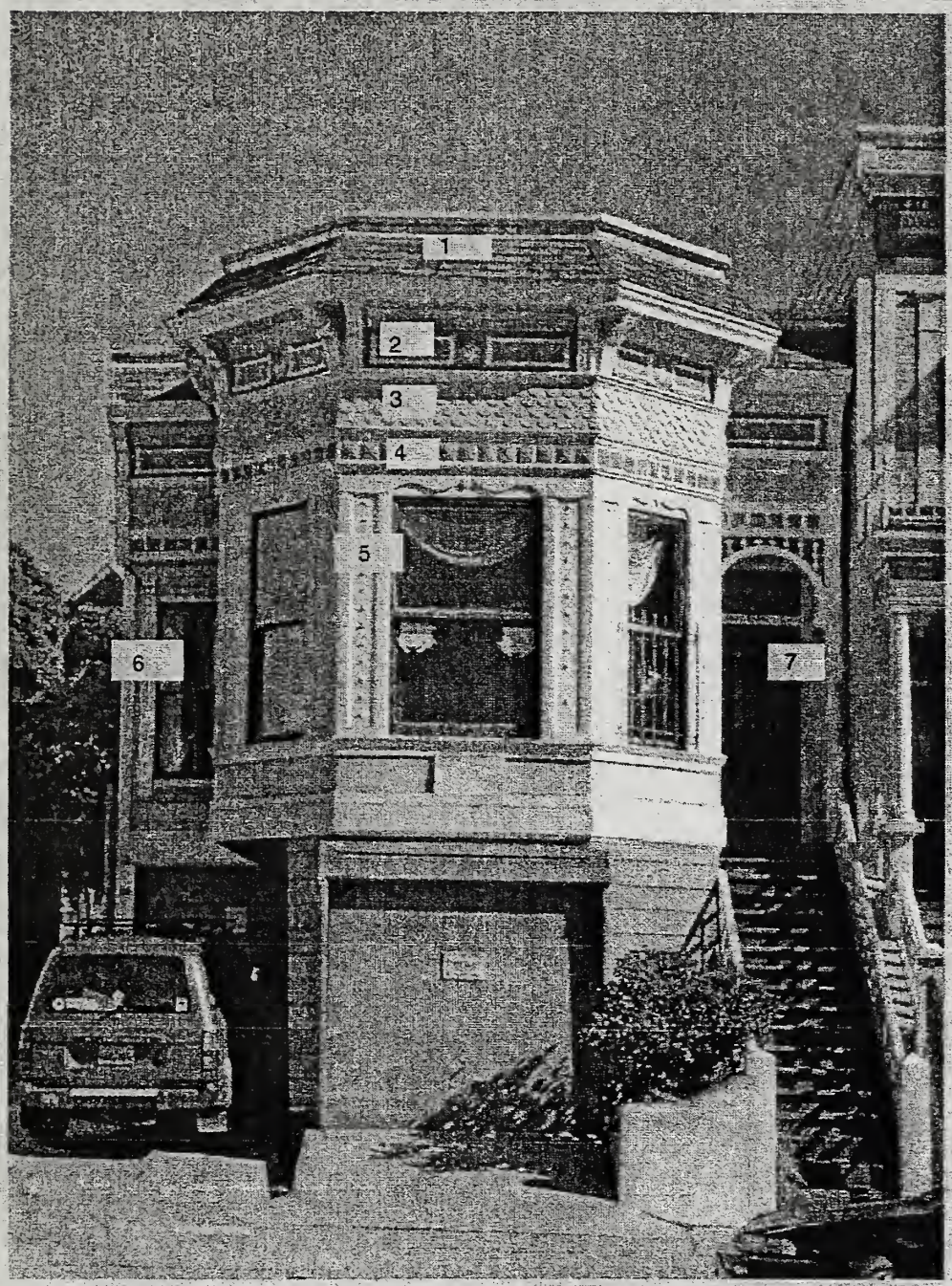

Figure 2 Originally a single story flat front Second Empire cottage (whose original street facade and surviving window once aligned with item 6), 2130 Golden Gate Avenue, as shown above, has been altered with an addition to the front in the form of an oversized and out-of-scale bay window. Among the Second Empire details are Item 1, a false Mansard roof covered with asbestos tile. The remaining facade features are the result of the later addition and include such Queen Anne details as Item 2, the main cornice which features wooden brackets, a dentil molding, and panel moldings with block corners separated by rotated squares; Item 3, a sloped secondary cornice covered with fish-scale shingles; Item 4, a horizontal banding decorated with pyramidal wooden blocks; Item 5, an angled bay window with idiosyncratic saw-cut wooden scalloped window heads, and rows of wooden knobs that resemble bolt heads decorating the window jambs; and Item 7, a turned porch post and arched frame decorated with spindle work. The undecorated basement level is not integrated into the overall design and has been altered with the introduction of two garage doors.

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0312E

Location: 230 Filbert Street (Assessor's Block 0085, Lot 038)

City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project is the addition of a bedroom and a bathroom in an unfinished basement, and raising the existing kitchen ceiling by 11 inches in a single family house located at 230 Filbert Street in the Telegraph Hill Neighborhood of San Francisco. All proposed alterations would take place within the existing building envelope. The remodeling would include creation of habitable space in the lower level of the building through excavation of an existing crawl space in the basement level and by enclosing a 9 feet by 9 feet rear ground level porch area. The ceiling height at the rear of the structure would be raised by 11 inches. Existing roof form of the structure will be retained and would not exceed the roof ridge of the shed roof at the front of the structure. Roof will be replaced with new cedar shingles. Window and door openings primarily at the east and north elevations that are not visible from the public right of way will be added or will be replaced. The project is located on a 2,006 square foot lot on Block 85 Lot 38 in a Residential House Three-Family (RH-3) Land Use District, and 40-X Height and Bulk District. The existing structure is approximately 660 square feet (sq ft) in area and 15 feet in height. The existing lot is on the block bound by Filbert, Montgomery, Greenwich, and Sansome Streets.

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The proposed addition would be 504 sq ft for a total of 1,064 sq ft within the same building envelope. The proposed addition would be permitted under the existing zoning controls.

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Leo More (415) 731-9927

EXEMPT STATUS:
X Categorical Exemption [State CEQA Guidelines Sections 15301(a), and 15301(e)(2)]

REMARKS: See reverse side.

Contact Person: Rana Ahmadi Telephone: (415) 558-5966

Date of Determination:

June 16, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Naomi L. Sussell, for
Paul Maltzer
Environmental Review Officer

cc: Leo More, Project Sponsor
Sue Hestor, Attorney at Law
Historic Distribution list
Bulletin Board
Master Decision Files
Dan Dibartolo

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REMARKS (continued from previous page):

The project sponsor has modified the project description to include the following revisions:

1- Existing landscaping in and adjacent to the public right-of –way will be retained and/or enhanced.
2- New window and door openings would match the existing openings in terms of size and use of materials. Historic features on the façade, including the historical window locations, window sash, as well as any historic materials that remain will be retained, repaired or replaced in-kind.

The building proposed for remodeling was built in 1858. As the building is over 50 years old, under the City's CEQA Review Procedures for Historic Resources, this property falls into Category B, Properties Requiring Further Consultation and Review. Based on the information provided by the project architect the Planning Department has determined that the building located on the project site is a historical resource as defined by CEQA, as described below[1].

The existing building is a contributory compatible building to the Telegraph Hill Historic District and is listed in the City's 1976 Architectural Survey and in Here Today page 63. The building is a one-story single family home designed, built and first owned by William F. Ross, a laborer and later longshoreman. The structure is a simple wood-frame cottage that displays architectural elements typical of structures built on Telegraph Hill before approximately 1870 which is consistent with the information on the building which is built in 1858. The subject building is rectangular in plan and simple in design and it contains sparse architectural ornamentation. The building, typical of the period, contains no bay windows. Instead it contains a front porch and a balcony on its down sloping rear façade. The building contains a low front façade (no false front) with shed roof. Rustic historical wood siding clad the building with casement and double hung wood widows at all window openings. The structure displays character-defining features typical of the early period of development on Telegraph Hill. Furthermore, the landscaping surrounding the structure and adjacent to both the Filbert Street steps and Darnell Place public right of way is typical of the district and further contributes to the district's unique character.

The building retains historic integrity in terms of location, design, materials, workmanship, setting, feeling, and association. The building is located in its original place and retains most of its original character-defining features and materials. The original of the exterior and other architectural characteristics of the building have not been significantly altered. The subject building retains a high degree of integrity. For the above-mentioned reasons, the Planning Department has determined that the building is a historic resource.

The Planning Department has determined that the proposed alterations to the building meet the Secretary of Interior standards and would be compatible with the district and nearby buildings. The project does not change the structure's footprint upon the lot, does not increase the 15.2-foot height of the front elevation (viewed from Filbert Stairs) and does not substantively alter the above stated character-defining architectural features of the building.

California Environmental Quality Act (CEQA) State Guidelines Section 15301(a), or Class 1(a), provides an exemption from environmental review for interior or exterior alterations involving such things as interior partition, plumbing, and electrical conveyance. The proposed project would result in minor interior and exterior alterations to the existing livable floor and therefore would be exempt under Class 1.

1 Memorandum from Dan Dibartolo, Preservation Technical Specialist, to Nannie Turrell, Major Environmental Analysis. June 1, 2006.

The proposed project would also involve the addition of 504 square feet of habitable space in the existing basement level. Section 15301(e)(2)(A) and (B), or Class 1, provides an exemption from environmental review for the addition to an existing structure of 10,000 square feet provided that the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area is not environmentally sensitive.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. Although the structure on the project site is from 1858 as described above and a historical resource under CEQA, the proposed alterations to the building would meet the Secretary of Interior standards and would be compatible with the district and nearby buildings and, therefore the proposed project would not have a significant effect on that resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. The project would be exempt under each of the above-cited classifications.

For all of the above reasons, the proposed project is appropriately exempt from environmental review.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 230 Filbert Street
Block: 0085 Lot: 038
Case No.: 2005.0312E
Date of Review: June 1, 2006

Planning Department Reviewer:
Dan DiBartolo
(415) 558-6291
dan.dibartolo@sfgov.org

Preparer / Consultant
Name: Leo Moore
Company:
Address: 735 Taraval Street, Suite A
Phone: 415 731 9942
Email: leo_moore@sbcglobal.net

Owner
Name: Elizabeth Stevenson
Address: 36 Hillside Ranch Road
City/Zip: Bellevue, ID 83313
Phone: 208 726 7453

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:
The proposal consists of the following components: (1) creating habitable space in the lower level through excavation of existing crawl space in the basement level and by enclosing a 9' X 9' rear ground level porch area; (2) raising the ceiling height at the rear of the structure by 11 inches, retaining the existing roof form of the structure and not exceeding the roof ridge of the shed roof at the front of the structure; (3) replacing the roof with new cedar shingles; and, (4) adding and/or changing several window and door openings primarily at the east and north elevations (not viewed from public right of ways).

Pre-Existing Historic Rating / Survey
The subject building is a Contributory/Compatible Building to the Telegraph Hill Historic District and is listed in the City's 1976 Architectural Survey and in Here Today Page 63.

Historic District / Neighborhood Context
Telegraph Hill Historic District

The Telegraph Hill Historic District is significant as a continuum of small-scale vernacular residential architecture shaped in large part by its difficulty of access on hillside and cliffs. The proximity of the active historic waterfront produced a community of waterfront workers housed in shacks and modest vernacular Gothic Revival houses. Intact groupings of these buildings remain within the district and comprise the City's largest concentration of pre-1870's structures

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☒Yes ☐No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☒Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1850-1939

Notes: The subject building is a one-story single-family home built circa 1858. The building, designed, built and first owned by William F. Ross, a laborer and later longshoreman, is a simple wood-frame cottage that displays architectural elements typical of structures built on Telegraph Hill before approximately 1870. The subject building is rectangular in plan and simple of design, containing sparse architectural ornamentation. The property, typical of the period, contains no bay windows, instead containing a front porch and balcony on its down sloping rear facade. The building contains a low flat front façade (no false front) with shed roof. Rustic horizontal wood siding clad the building with casement and double hung wood windows at all window openings. The structure displays character-defining features typical of the early period of development on Telegraph Hill. Furthermore, the landscaping surrounding the structure and adjacent to both the Filbert Street steps and Darnell Place public right of way is typical of the district and further contributes to the district's unique character.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The building is located in its original place and retains most of its original character-defining features and materials. The original design of the exterior and other defining architectural characteristics of the building has not been significantly altered. The subject property retains a high degree of integrity.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
Specifically, the project meets Standard No. 9. See item 6, below.

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

The proposed project appears to meet the Secretary of Interior standards and would be compatible with the district and nearby buildings. The project does not change the structures footprint upon the lot, does not increase the 15.2-foot height of the front elevation (viewed from the Filbert Stairs) and does not substantively alter the above stated character-defining architectural features of the building. However, attention is required with regards to certain aspects of the project to ensure that character-defining features of the building are retained or preserved. Please note the following conditions below:

A. Ensure that existing landscaping in and adjacent to public-right-of-ways are retained and/or enhanced.

B. Ensure that new window and door openings match existing openings in terms of size and use of materials. Historic features on the façade, including the historical window locations, window sash, as well as any historic materials that remain are retained, repaired or replaced in-kind.

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

The proposed project, provided that the above conditions are met, would not result in a substantial adverse impact upon the structure, and therefore, would not impact the surrounding district by making the subject building no longer eligible as a contributor to this district.

PRESERVATION COORDINATOR REVIEW

Signature _____ Date: 6-1-06

Mark Luellen, Preservation Coordinator

cc: Recording Secretary, Landmarks Preservation Advisory Board

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0130E – Three-story Addition at the Rear and Interior Remodeling
Location: 466 Frederick Street
City and County: San Francisco

Description of Nature and Purpose of Project: The approximately 4,373-square-foot project site is located at 466 Frederick Street (Assessor's Block 1262, Lot 015). The existing three-story above basement, approximately 2,775-square-foot building was constructed in 1900 and contains six residential units. The proposed project would result in interior renovations, façade alteration and a three-story horizontal addition at the rear. Upon completion of the proposed project, the building would be approximately 4,879 square feet, with six residential units and three off-street parking spaces (one independently accessible and two tandem) in the ground-floor garage. The existing basement would be expanded towards the rear and would contain off-street parking spaces, storage facilities, utility space and a laundry room. The first through third levels would also be horizontally expanded (by approximately 10 feet) and would contain five one-bedroom units and one studio unit. The proposed project would include two small balconies and a deck at the rear of the building.

(CONTINUED ON NEXT PAGE)

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Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Jeffrey R. Heuer, (415) 377-2446

Exempt Status:
X Categorical Exemption [State CEQA Guidelines, Section 15301 (Class 1)]

Remarks: Please see reverse side

Contact Person: Viktoriya Mass **Telephone:** (415) 558-5955

Date of Determination:
June 19, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rubal Cooper, for
PAUL E. MALTZER
Environmental Review Officer

Cc:
Jefferey R. Heuer, Project Sponsor
Glenn Cabreros, Planning Department
Historic Distribution List
Sue Hestor
Ross Mirkarimi, District 5, Board of Supervisors
V. Byrd/Bulletin Board and Master Decision File
Planning Commission
Exemption/Exclusion File

Description of Nature and Purpose of Project, continued:
The additions to the existing building would total approximately 2,104 square feet. The proposed project would also include interior renovations and alteration of the façade. Specifically, the proposed project would include: new landscaped areas; new concrete paving and curb cut; new garage door; new wood double-hung windows; new wood siding; new wood-framed gabled roof and trim; and new wood-framed turret on the east side of the building.

The project site is located on the north side of Frederick Street, in the block bounded by Beulah, Shrader, Frederick and Stanyan Streets. The project site is within the Haight Ashbury neighborhood. The project site is in the RH-3 (Residential, House, Three-Family) zoning district and is within a 40-X height and bulk district. The proposed project would not require any variances, special authorizations, or revisions to the City *Planning Code* or Zoning Maps.

Remarks:
California Environmental Quality Act (CEQA) State Guidelines Section 15301 (Class 1) provides an exemption for certain changes made to existing facilities. Specifically, Section 15301(e)(2) exempts from environmental review additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the *General Plan* and the area is not environmentally sensitive. The proposed project would result in an addition of approximately 2,104 square feet to the existing 2,775-square-foot building. The project site is located in a dense urban residential neighborhood where all public services and facilities are available, the proposed project is within the development limits permissible under the *General Plan*, and the surrounding area is not environmentally sensitive.

Additionally, CEQA Guidelines Section 15301(a) specifically exempts from environmental review minor alteration of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include interior renovations in the existing structure. The interior renovations would include removal of some existing partitions, reconfiguration of interior spaces including new bathroom and kitchen facilities and new plumbing and electrical systems. The proposed project would also include alterations to the façade.

Archaeological Resources. The Planning Department staff archaeologist has determined that the proposed project would not be expected to have a significant adverse effect on archaeological resources.[1] The proposed project would expand the existing basement. Because the site slopes down to the rear, the expansion of the existing basement would require a partial-level excavation. The proposed project would require a slab-on-grade and spread-footings foundation, which would require additional soils disturbance of 1.5 feet below ground surface (bgs). The depth of the soils disturbance would likely not exceed 5 feet bgs. No prehistoric resources have been recorded in the part of San Francisco where the project site is located. If present, any prehistoric deposits would probably be very early and deep below the most recent sand dune formations during the last 2,000 years. Historic archaeological deposits could be present but this is not likely since the project block appears to have been developed late (end of 19th century/early 20th century) and may have been served by public water and sewer, which would preclude the presence of two of the most important historical features – privy and well. Accordingly, the proposed project would not be expected to affect archaeological resources.

Historic Resources. A Historic Resource Evaluation Response Memorandum (HRER) prepared by the Planning Department determined that the existing building is not an historical resource and that the proposed project would

[1] Randall Dean, Planning Department Staff, *Memorandum to File 2006.0130E (466 Frederick Street), Preliminary Archaeological Evaluation*, April 24, 2006.

not have an adverse effect on off-site historical resources.[2] The subject building is located one block east of Golden Gate Park in a neighborhood comprised of two- to three-story above garage residential buildings. There is evidence from a recent report prepared by William Kostura for a project at 450 Frederick Street (three lots east of the project site) that the neighborhood is a "potential" historic district because it has a high concentration of Victorian and early 20th century buildings, with a Period of Significance from the 1880s to the 1910s. According to the Planning Department records, the subject building was constructed in 1900; however, the building appears to be older. The existing building falls within the Period of Significance for the "potential" historic district. The "potential" historic district is considered important because it represents early vernacular development within San Francisco.

The HRER found that the existing building is not a historic resource because it does not retain enough integrity to convey its Queen Anne vernacular. The building has been inappropriately altered by the removal of its gabled roof and its inappropriate replacement with a flat roof, the alteration or removal of a second floor window, and the removal of ornamentation. Furthermore, the existing building is non-contributory to the "potential" historic district due to these alteration. The proposed project would reconstruct some of the building's ornamentation and its character defining gabled roof, as well as rehabilitate much of the existing building's character defining details in a manner that is consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstruction Historic Buildings.* With implementation of the proposed project, the resulting building would then be considered a contributory altered building within the "potential" historic district.

In summary, the HRER found that existing building is not a historic resource for purposes of CEQA and the proposed project would not have an adverse effect on the "potential" historic district. Accordingly, the proposed project would not result is a significant historic resource impact.

Conclusion:

CEQA Guidelines Sections 15301 (Class 1) provides an exemption from environmental review for: 1) minor alteration of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances (Section 15301(a)); and 2) additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet and the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the *General Plan* and the area is not environmentally sensitive (Section 15301(e)(2)). The proposed project would include alteration of existing facilities and would result in an increase of less than 10,000 square feet. Additionally, adequate public services exist to serve the proposed project and allow for maximum development under the *General Plan*, and the project site in not in an environmentally sensitive area.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. As discussed above, the proposed project would not have a significant impact on cultural resources. There are no other unusual circumstances surrounding the proposed project. Accordingly, the proposed project is appropriately exempt from environmental review under CEQA Guidelines Sections 15301(a) and (e)(2).

---

2 Michael E. Smith, Planning Department Preservation Technical Specialist, *Memorandum: Historic Resource Evaluation Response for 466 Frederick Street*, May 30, 2006. (The Memorandum is attached to this Certificate of Determination).

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Viktoriya Mass

Project Address: 466 Frederick Street
Block: Lot: 1262/015
Case No.: 2006.0130E
Date of Review: May 30, 2006

Planning Department Reviewer:
Michael E. Smith
415-558-6322
michael.e.smith@sfgov.org

Preparer / Consultant
Name: Jeffrey R. Heuer
Company: N/A
Address: 2339 Third Street, Suite 58
San Francisco, CA 94107
Phone: (415) 377.2446
Fax: (415) 437.6766
Email: jeffheuer@aol.com

Owner
Name: Jeffrey R. Heuer
Company: N/A
Address: 1409 Noe Street
San Francisco, CA 94131
Phone: (415) 377.2446
Fax: (415) 437.6766
Email: jeffheuer@aol.com

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description: The proposed 466 Frederick Street project is located on Assessor's Block 1262, Lot 015, between Shrader and Stanyan Streets in the Cole Valley/Haight-Ashbury neighborhood. The proposed project is to construct a rear horizontal addition and reconstruct the front façade, including reconstructing the original gabled roof of a three-story over garage multi-unit residential building that was constructed in 1900.

Pre-Existing Historic Rating / Survey: The existing building has no ratings and is not listed on any known survey.

Historic District / Neighborhood Context: The subject property is located one-block east of Golden Gate Park in a neighborhood comprised of two- to three-story above garage residential buildings. There is evidence from a recent report prepared by William Kostura for another project on this block that the neighborhood is a "potential" historic district because it has a high concentration of Victorian and early 20th century buildings, with a Period of Significance from the 1880s to 1910s.

NOTE: if the property is a pre-existing known historical resource, skip to section 3 below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☐No ☒Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: According to Department records, 466 Frederick Street was constructed in 1900 though it appears to be older, either way it falls within the Period of Significance for the potential district. The potential district is important because it represents early vernacular development within San Francisco. The existing building is non-contributory to this potential district because it has been inappropriately altered by the removal of its gabled roof that was replaced by a flat roof, the alteration or removal of a second floor window, and the removal of its ornamentation. For these same reasons the building is not individually eligible to be a resource. The proposal would reconstruct some of the building's ornamentation and its character defining gabled roof making it a contributory altered building within the potential district. The applicant did not submit any information regarding persons of note associated with the property. The Department did not request additional information about the property because the proposed changes were deemed consistent with the Secretary of the Interior Standards for rehabilitation.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: Based upon its date of construction, the building dates from the Victorian period between 1860 and 1900 as specified by *San Francisco Preservation Bulletin No. 18*. The building is not believed to be a historic resource because it does not retain enough integrity to convey its Queen Anne vernacular. The proposal would rehabilitate much of the building's character defining details in a manner that is consistent with the Secretary of the Interior Standards.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☒ Category B
☐ Category C

4.) If the property appears to be a historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the

project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature _____ Date: 5·26-06
Mark Luellen, Preservation Coordinator

Cc S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
Vernaliza Byrd Historic Resource Impact Review File

466 Frederick Street

466 Frederick Street

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2006.0423E – 3027 25th Street
Location: 3027 25th Street
City and County: San Francisco

Description of Nature and Purpose of Project: The approximately 3,750 square-foot project site is located at 3027 25th Street [Assessor's Block 4272, Lot 033] on the southeast corner of 25th and Alabama Streets on a block bounded by Florida and 26th Streets in the Mission neighborhood. The project site is located in the RH-2 (House, Two Family) zoning district and within a 40-X height and bulk district. The existing building was constructed in 1908 and is a 4,416 square-foot, two-story, three-unit building at approximately 26 feet in height. The building consists of a ground floor commercial unit, ground floor residential unit and a second story residential unit with two off-street parking spaces. The proposed project would retain the existing building, construct a new third floor addition to the existing building as part of the second floor residential unit, and replace the exterior façade of the building. The addition would add a total of approximately 1,472 square feet to the existing 4,416 square-foot building, totaling approximately 5,888 gross square feet. With the new addition, the building would be approximately 36 feet in height and would retain the existing two off-street parking spaces. The building would remain as a three-unit building with two residential units and one commercial unit. No excavation is proposed as part of the project. The existing building is not included in any survey or inventory, and has been determined not to be a historical resource under the California Environmental Quality Act (CEQA) (see attached Historic Resource Evaluation).

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Robin Wilson, Representative Telephone: (415) 519-8403

EXEMPT STATUS:

X Categorical Exemption [State CEQA Guidelines Section 15301(e)(1)]

REMARKS: See reverse side.

Contact Person: Brett Bollinger Telephone: (415) 558-5983

Date of Determination:
June 20, 2006

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Nannie K. Turrell, for
Paul Maltzer
Environmental Review Officer

cc: Robin Wilson, Project Contact
Julian Banales, SE Quadrant Team Leader
Supervisor Tom Ammiano - Board of Supervisors, District 9
Sue Hestor, Attorney at Law
Bulletin Board
M.D.F.
Exemption/Exclusion File
Historic Resource List

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REMARKS

In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department Staff Preservation Technical Specialist determined that the building located on the project site is not a historical resource as defined by CEQA[1]. The existing structure on the project site is a two-story, three unit residence and it does not appear from the information provided that any significant events or persons are associated with the property. The subject building has not been included in any historic surveys. A search of the building's owners and the address itself did not result in any information that would lead staff to conclude that the property is eligible for the California Register under Criteria 1 or 2, "Events" or "Persons".

While the building's façade is most typical of flat front Italianate, which would suggest the building was constructed in the 1870s or 1880s, the Sanborn maps reveal the structure that was on the site in the late 1800s had a significantly different configuration. Overall, the building on the project site today is significantly different in its siting, and façade configuration than what would have existed at the site in the late 1800s. Therefore, the subject building is not eligible for the California Register and is not a historic resource for the purposes of CEQA.

Because the existing building is not considered a historical resource under CEQA and is not located within a potential historic district, the proposed vertical addition and replacement of the exterior façade would not result in a significant effect on a historical resource, and the proposed project may be found to be exempt from environmental review if other criteria are satisfied. As described below, the project was found to satisfy criteria for exemption under Class 1(e)(1).

The proposed project would involve the addition of approximately 1,472 square-feet to the existing 4,416 square-foot structure. With the addition, the structure would be approximately 5,888 square-feet and approximately 36 feet in height. Section 15301(e)(1), or Class 1(e)(1), provides an exemption from environmental review for additions to existing structures provided that the addition would not result in an increase of more than 50 percent of the floor area of the structure before the addition, or 2,500 square-feet, whichever is less. The project site is located within a developed area of the City and is not located in an environmentally sensitive area. Therefore, the proposed construction is exempt from environmental review under Class 1(e).

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The proposed project would not have a significant effect on a historic resource nor would it result in significant impacts to historic architectural resources or archaeological resources. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant environmental effect. For the above reasons, it can be seen with certainty that the proposed project could not have a significant effect on the environment and is therefore exempt from further environmental review.

[1] Memorandum from Mat Snyder, Preservation Technical Specialist, *Historic Resource Evaluation Response* for 3027 25th St., May 24, 2006.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell
Project Address: **3027 25th Street**
Block: 4272 Lot: 033
Case No.: 2006.0423E
Date of Review: May 15, 2006

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant
Name: Corey Alvin
Company: Katama Development Inc.
Address: 855 Folsom Street, 106, SF 94107
Phone: 415-341-8890
Fax:
Email:

Owner
Name: Robin Wilson
Company:
Address: 3027 25th Street
Phone: 415-519-8403
Fax: 415-826-1027
Email:

PROPOSED PROJECT
☐ Demolition
☒ Alteration

Project description:
The proposal is to make major alterations to the structure including adding a third story and redesign and rebuilding the front facades.

Pre-Existing Historic Rating / Survey
The subject building has not been included in any historic surveys.

Historic District / Neighborhood Context
The immediately surrounding building is very mixed in terms of architectural styles, periods, and levels of integrity. While many of the surrounding buildings date from late 1800s and early 1900s, many have lost their integrity. The surrounding residential blocks does not appear to create a coherent grouping of buildings that immediately suggest a potential historic district.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: Katama Development Inc. prepared a report that included a comprehensive list of the building's owners and its historical evolution. A search of the building's owners and the address itself did not result in any information that would lead staff to conclude that the property is eligible for the California Register under Criteria 1 or 2, "Events" or "Persons". While the building's façade is most typical of flat front Italianate, which would suggest the building was constructed in the 1870s or 1880s, the Sanborn maps reveal the structure that was on the site in the late 1800s had a significantly different configuration. Moreover, a building permit and the Sanborn maps clearly indicate the structure was raised by one story in the early 1920s. A site visit revealed scares in several portions of the second story where front entrances may have been.

Overall, the building we see today, is significantly different in its siting, and façade configuration than what would have existed at the site in the late 1800s. Therefore, staff does not believe the structure is individually eligible for the California Register as a representative of a flat front Italianate structure. As discussed above, staff also does not believe the surrounding neighborhood would qualify as a historic district.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☐ Retains	☒ Lacks
design,	☐ Retains	☒ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: As indicated above, because of the extensive changes made to the structure, staff does not believe the structure has retained its integrity as a late 1800s structure. Staff does not believe it is contributory to a larger coherent context.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)
☐ Historical Resource Present (Continue to 4.)
☐ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

PRESERVATION COORDINATOR REVIEW

Signature _____ Date: 5-24-06

Mark Luellen, Preservation Coordinator

Cc Sonya Banks, Recording Secretary, Landmarks Preservation Advisory Board
Verna Byrd / Historic Resource Impact Review File
Erika Jackson, Building Permit

3027-29 25th STREET COMMERCIAL RESIDENTIAL PROJECT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Case No. and Title: 2006.0336E – 70 Douglass Street

Project Location: 70 Douglass Street; at 17th Street
Assessor's Block and Lot: Block 2625; Lot 007A
City and County: San Francisco

Description of Nature and Purpose of Project: The proposed project entails the subdivision of the existing parcel, the demolition of an existing two-story, four-bedroom (BR), 2,196-square foot (sq ft) single-family dwelling constructed pre-1900, and construction of two new three-story, four-BR, 3,564-sq ft single-family homes. The existing structure is 25 feet high and set back 67 feet from the front edge of the lot line fronting Douglass Street with no off-street parking. The proposed buildings would be about 27 feet high, each built to the front edge of the lot line, and each with off-street parking for two vehicles. The proposed lot split would subdivide the existing 136-foot-deep lot such that the lot fronting Douglass Street would be 68 feet deep with about 25 feet of frontage with an average slope of less than 20 percent, and the lot fronting Ord Street would be 68 feet deep with 29 feet of frontage with an average slope of greater than 20 percent. The site, on the

(Continued on reverse side)

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Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Joel Karr, 415-431-0300, representing self

EXEMPT STATUS:

X Categorical Exemption, Class 1 and Class 3 [State Guidelines, Sections 15301(l)(1) & 15303(a)]

X General Rule Exclusion [State Guidelines, Sections 15061(b)(3)] and Case File 1997.304E

REMARKS: See reverse side.

Contact Person: Jeremy D. Battis Telephone: 415-558-5968

6/21/06.
Date of Determination:

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

for
PAUL E. MALTZER
Environmental Review Officer

cc: Joel Karr, Project Sponsor
D. Sirois & J. Battis, Planning Dept.
Historic Distribution List
Exclusion/Exemption File
Bulletin Board
M.D.F

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PROJECT DESCRIPTION (Continued):

western side of Douglass Street, is an irregularly-shaped 3,693-sq ft parcel located approximately in the middle of the block (Assessor's Block 2625, Lot 007A) bounded by Douglass Street to the east, 17th Street to the south, and Ord Street to the west. As a dead-end street, the block has no northern street boundary. The project site, located in the Upper Market neighborhood, is zoned RH-2 (Residential, House – Two Family) and is within a 40-X Height and Bulk District. The proposal would require a variance for exemption from the minimum lot size and rear yard requirements.

REMARKS (Continued):

In evaluating whether the proposed project would be exempt from environmental review under the California Environmental Quality Act (CEQA), Planning Department Preservation staff determined the existing building does not qualify as a historic resource as defined by CEQA (see attached Historic Resource Evaluation Response).[1] The existing structure on the project site is a two-story Eastlake Stick square bay-windowed single-family residential building. The Department's historic resource evaluation found the structure to be lacking architectural integrity due to the removal of the façade's detailing and the loss of the building's original finish material.

Further, there do not appear to be any associations with either events or persons that would qualify the building for listing on the California Register and a search of newspaper and biographical indexes revealed no information regarding former residents, indicating that none contributed to the cultural history of California.[2]

Because the existing building is not considered a historic resource under CEQA, its demolition would not result in a substantial adverse change in the significance of a historic resource. Given that the proposed project would not cause a substantial adverse change to a historic resource, the Department may use the exemption provided for in CEQA Guidelines Sections 15301(l)(1), 15303(a), 15061(b)(3), and Case File 1997.304E, which are appropriate for this proposed project for the reasons described below.

CEQA State Guidelines Section 15301(l)(1), or Class 1, provides an exemption for demolition of up to three single-family residences in an urbanized area. The proposed project involves the demolition of a 2,196-sq ft single-family dwelling. Therefore, the proposed demolition is exempt from environmental review under Class 1.

CEQA State Guidelines Section 15061(b)(3) and Case File 1997.304E consist of certain classes of small projects in San Francisco requiring discretionary actions by the Planning Department, Building Department, Department of Public Works, or other governmental bodies. These projects include minor land divisions similar to those in CEQA State Guidelines Section 15315, where the maximum development permitted would be exempt, regardless of whether a variance from lot size standards is required. The proposed lot split would subdivide the existing 136-foot-deep lot such that the lot fronting Douglass Street would be 68 feet deep with about 25 feet of frontage with an average slope of less than 20 percent, and the lot fronting Ord Street would be 68 feet deep with 29 feet of frontage with an average slope of greater than 20 percent. The resulting lots would generally conform to the scale of the built pattern found on the block, and the new buildings would serve to reinforce their streets' continuity by contributing to the pattern of homes built to the edge of the property line. The proposed project would result in a new one-unit dwelling on each of the newly created lots. These conditions and densities are within the maximum development principally permitted in the RH-2 district.

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[1] Memorandum from Mat Snyder, Preservation Resource Specialist to Jeremy Battis, Major Environmental Analysis. September 2, 2005.

[2] Historic Report, 70 Douglass, San Francisco, Calif. Prepared by Joel M. Karr, No date. This report is available for review by appointment at 1660 Mission Street, San Francisco, Calif., Case No. 2006.0336E.

REMARKS (Continued):

Therefore, the proposed land division is exempt from environmental review under the "General Rule" (State CEQA Guidelines Section 15061(b)(3)), which provides an exemption from environmental review where it can be seen with certainty that the proposed project would not have a significant effect on the environment, and Case File No. 1997.304E.

As described above, the proposed project would also involve the construction of two 3,564-sq ft single-family dwellings. Adding two new single-family homes, as proposed, would be in keeping with the type of use, density, and scale in the neighborhood. CEQA State Guidelines Section 15303(a), or Class 3, provides an exemption from environmental review for the construction of a single-family residence in a residential zone. In urbanized areas, as many as three single-family residences may be constructed under this exemption. The proposed project would construct two homes on two separate lots. The zoning designation for the two parcels allows for as many as two residential units per lot. Therefore, the proposed construction is appropriately exempt under Class 3.

Public Notice and Comment

A "Notification of Project Receiving Environmental Review" was mailed on May 26, 2006 to owners and occupants within a 300-foot radius and to potentially interested parties. One comment was received and expressed concern about the availability of on-street parking. The project would provide two off-street parking spaces per unit and would thus exceed the off-street parking required in Planning Code Section 151. Four additional respondents requested receipt of any future environmental documents issued by the Department on the proposed project.

Additionally, CEQA Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. There are no unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. For all the above reasons, the proposed project is appropriately exempt from environmental review.

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City & County of S.F.
Dept. of City Planing
SEP 08 2005
ENVIRONMENTAL REVIEW OFFICE OF

MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Jeremy Batis

Project Address: 70 Douglass Street
Block: 2625 Lot: 007A
Case No.: 2005.0616E
Date of Review: September 2, 2005

Planning Department Reviewer:
Mat Snyder
415-575-6891
Mathew.Snyder@sfgov.org

Preparer / Consultant

Name: Joel M. Karr
Company: Group 41, Inc.
Address: 3904 17th Street
Phone: 415-437-0300
Fax:
Email: joel@group41inc.com

Owner

Name: Joel Karr / Thomas Tashjian
Company:
Address: 3904 17th Street
Phone: 415-431-4360
Fax:
Email:

PROPOSED PROJECT

☒ Demolition
☐ Alteration

Project description:
The proposal is to demolish the existing structure, which is sited with an unusually deep front setback, and construct two new buildings, each containing a single dwelling, on each side of the subject through lot.

Pre-Existing Historic Rating / Survey
None

Historic District / Neighborhood Context
According to the submitted photographs, the immediate surrounding built environment includes typical older residential structures of varying different ages and styles, most of which appear to have maintained their architectural integrity. There is no obvious through-line that connects these buildings as a coherent district, except that many are examples of typical San Francisco residential architecture from the first half of the 20th Century.

1.) California Register Criteria of Significance: Note, a building may be historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☐Yes ☒No ☐Unable to determine
- **Information Potential:** ☒ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance:

Notes: *The information submitted as part of the historical supplementary information for the environmental review application provides a history of the building and the building's lineage of ownership. The applicant cross checked the property and its owners with those resources listed in How to Document a Building's History, and found no additional information on those people.*

Staff believes that the building has lost its integrity with the loss of the front façade's detailing, and the loss or the obstruction of its original finish material. The only remaining cues that tell you the building is of its vintage are its massing, fenestration, and detailing at the roof line.

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☐ Retains	☒ Lacks
materials,	☐ Retains	☒ Lacks	**association.**	☐ Retains	☒ Lacks
workmanship	☐ Retains	☒ Lacks			

Notes: *As noted above, staff believes that the structure has not sufficiently retained its integrity for it to be considered eligible for the California Register of Historic Resources.*

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☒ No Resource Present (Go to 6. below)

☐ Historical Resource Present (Continue to 4.)

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☐ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)

☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

N/A

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

N/A

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

While staff does not believe the immediate context would qualify as a coherent historic district, it is characterized by older residential structures that have retained their integrity. Staff believes that the proposed new structures, as shown, would not have an adverse effect to the neighborhood context under CEQA, provided that the materials and detailing of the new houses are of good quality. (This comment is not to be interpreted as indicating the plans as shown meet the Residential Design Guidelines. This is for the Planner reviewing the building permit to determine.)

PRESERVATION COORDINATOR REVIEW

Signature: Mark C Luellen Date: 9-1-05
Mark Luellen, Preservation Coordinator

Cc A. Green, Recording Secretary, Landmarks Preservation Advisory Board
M. Oropeza-Singh / Historic Resource Impact Review File

70 DOUGLASS STREET, SAN FRANCISCO -- VIEW OF PROPERTY FROM DOUGLASS STREET FRONT

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CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0486: Addition/Alteration of Single-Family Residence
Location: 2564 Sutter Street, Lower Pacific Heights/Western Addition Neighborhood
City and County: San Francisco

Description of Nature and Purpose of Project: The approximately 3,400-square-foot project site is located at 2564 Sutter Street (Assessor's Block 1053, Lot 12). The proposed project includes interior renovations, horizontal and vertical additions to, and elevating of the existing approximately 29-foot-tall, one-and-a-half-story over basement, single-family residence to create an approximately 40-foot-tall, four-story over basement, three-unit residential building. The existing residence is approximately 1,125 square feet in size, plus a similar amount of uninhabitable basement area and does not have off-street parking. Upon completion of the proposed project, the building would have three residential units and a total of 9,411 gross square feet, including three off-street parking spaces. The proposed project includes 1) raising the structure to create a basement parking garage; 2) a 2-story, stepped-back, vertical addition that would increase the height to approximately 40-feet; 3) a 3-level horizontal (to the rear) addition that would extend the existing building to within approximately 34 feet of the rear property line; and 4) interior renovations of the existing building and alterations of the façade. A new garage, stairway and front door entry, as well as the alteration/enlargement of the basement level and related windows would be visible at the front façade.

(CONTINUED ON NEXT PAGE)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Suheil Shatara of Shatara Architecture Inc. representing P. McCluskey, Owner, (415) 512-7566

Exempt Status:
X Categorical Exemption [State CEQA Guidelines, Section 15301 (Class 1)]

Remarks: Please see Page 2.

Contact Person: Nannie Turrell **Telephone:** (415) 558-5994

Date of Determination:
6/29/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rick Cooper, for

PAUL E. MALTZER
Environmental Review Officer

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cc:
Shatara Architecture, Inc., Project Sponsor
P. McCluskey, Property Owner
Historical Resource Preservation Mailing List
Distribution List
Supervisor Mirkarimi, District 5, Board of Supervisors
Glenn Cabreros, NW Quadrant, Planning Department
V. Byrd/Bulletin Board/Master Decision File
Exemption/Exclusion File

Description of Nature and Purpose of Project, continued:
The project site is located on the north side of Sutter Street within the block bounded by Bush and Sutter Streets to the north and south; and Broderick and Baker Streets to the east and west, within the Lower Pacific Heights/Western Addition neighborhood. The project site is within the RH-3 (Residential, House, Three-Family) zoning district and within a 40-X height and bulk district.

Remarks:
The existing building, built in 1890 at 2564 Sutter Street is listed in *Here Today* and was part of the Planning Department's 1976 Architectural Survey, both listings of cultural resources throughout San Francisco. *Here Today* (Page 297) identifies this structure as "a one-story Stick Style cottage with floriated frieze" and indicates it is "an exact duplicate of 2932 Pine Street" which on Page 288 of *Here Today* is described as a late Stick Style cottage where "the imaginative entablature has all the classic components, which have, however, been whimsically reproportioned." In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site meets the California Register's Architectural Criteria of Significance for the 1890-1906 time period, clearly retains its integrity from its period of significance, and as such is a historic resource as defined by the California Environmental Quality Act (CEQA).[1]

The Planning Department preservation staff has reviewed the proposed project in relation to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary's Standards) and determined that the proposed project would be consistent with those standards and would, therefore, not have a significant adverse affect on the historic resource.[2] This determination, as stated in the Historical Resource Evaluation Response Memorandum, was based on the proposed preservation of major character-defining features on the front façade, as well as a minimum of 51% of the perimeter and a significant amount of the interior structural elements, and that the vertical additions, which would be stepped back, would not be readily visible from the front of the building. It was therefore determined that the proposed project was designed in such a way that the character-defining features of this historic resource would not be obscured, damaged, or destroyed. Because the proposed project would be consistent with the *Secretary's Standards*, as described above, it would not cause a substantial adverse change on the historic resource.

CEQA State Guidelines Section 15301 (Class 1) provides an exemption for certain changes made to existing facilities. Specifically, Section 15301(e)(2) exempts from environmental review additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet, the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the *General Plan* and the area is not environmentally sensitive. The proposed project would result in lifting of the existing structure to create a basement garage, and horizontal and vertical additions that would add approximately 7,160 square feet to the existing approximately 2,250-square-foot (including the existing basement area) building, for a total approximately 9,400 gross-square-foot, 3-unit residential structure with a 3-car below-grade parking garage. The project site is located in a dense urban residential neighborhood where all public services and facilities are available, the proposed

[1] City of San Francisco Historic Preservation Staff. *Historic Resource Evaluation Response Memorandum for 2564 Sutter Street,* June 6, 2006. This Memorandum is attached.
[2] Ibid.

project is within the development limits permissible under the *General Plan*, and the surrounding area is not environmentally sensitive.

Additionally, CEQA Guidelines Section 15301(a) specifically exempts from environmental review minor alteration of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include reconfiguration of the interior space to create separate residential living areas and related parking, removal and construction of partitions and facilities, including related electrical and plumbing installations/upgrades.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historical resource; however as described above, the proposed project would not adversely affect the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review under CEQA State Guidelines Section 15301, or Class 1 categorical exemptions.

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 2564 Sutter Street
Block: 1053; Lot: 012
Case No.: 2005.0486E
Date of Review: June 1, 2006

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant
Name: Suheil Shatara
Company: Shatara Architecture
Address: 522 2nd Street, SF 94107
Phone: (415)512-7566
Fax:
Email:

Owner:
Name: Peter McCluskey
Company:
Address: 2822 Clement Street, #6 SF 94121
Phone:
Fax:
Email:

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:
The proposal is to build a two-story vertical addition and three level horizontal rear addition to an existing one-story-over-basement single-family house, creating a three-unit residential building. The subject building would be lifted 20 inches overall and a new garage door entry would be constructed in a new excavated sub-basement level. The floor-to-ceiling height of the existing basement would be increased in order to make it habitable. The proposed two-story vertical addition would be successively stepped back, with the first level of this addition being set back nine feet from the front building wall, approximately six feet from the side building wall, and would be visually obscured by the tall 5'-1" front wrap-around parapet. The second level of the vertical addition would be set back an additional 13'-7", for a total 22'-7" setback from the front building wall. The horizontal addition, which would extend the existing basement, main living level, and the two new vertical additions into the rear yard area would not be visible from the street and would not affect any existing character-defining exterior historical materials. The horizontal addition would result in the removal of roughly half of the rear building wall and west side wall at the existing main living level. Visible alterations to the front of the building would include raising the house 20 inches, adding a garage door entrance, alteration and

enlargement of existing basement level windows, lowering of location of front door, and a new stairway designed in character with the original. All other major character-defining features would remain intact.

Pre-Existing Historic Rating / Survey
Here Today
1976 Architectural Survey

Historic District / Neighborhood Context
The surrounding block face consists of a mix of Victorian and Edwardian era buildings with varying front setbacks. Although some remain intact, many of these buildings have been significantly altered over the years with the addition of stucco and asbestos siding, and non-compatible replacement windows.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1890-1906

Notes:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject building clearly retains its integrity from its period of significance.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)
☒ Historical Resource Present (Continue to 4.)
☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

All major character-defining features on the front façade should remain intact as shown on the revised project plans. The project proposes removal of 28% of the perimeter walls of the existing building in order to construct the proposed horizontal additions, and 42% of the interior elements would be demolished. A minimum of 51% of the perimeter walls of the structure must be retained in order to not have a substantial adverse impact on the subject building, as well as a significant amount of the interior structural elements. The vertical additions as proposed will not be readily visible from the front of the building, and they should remain as proposed in the revised plans attached to this memorandum, hand dated April 19, 2006.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

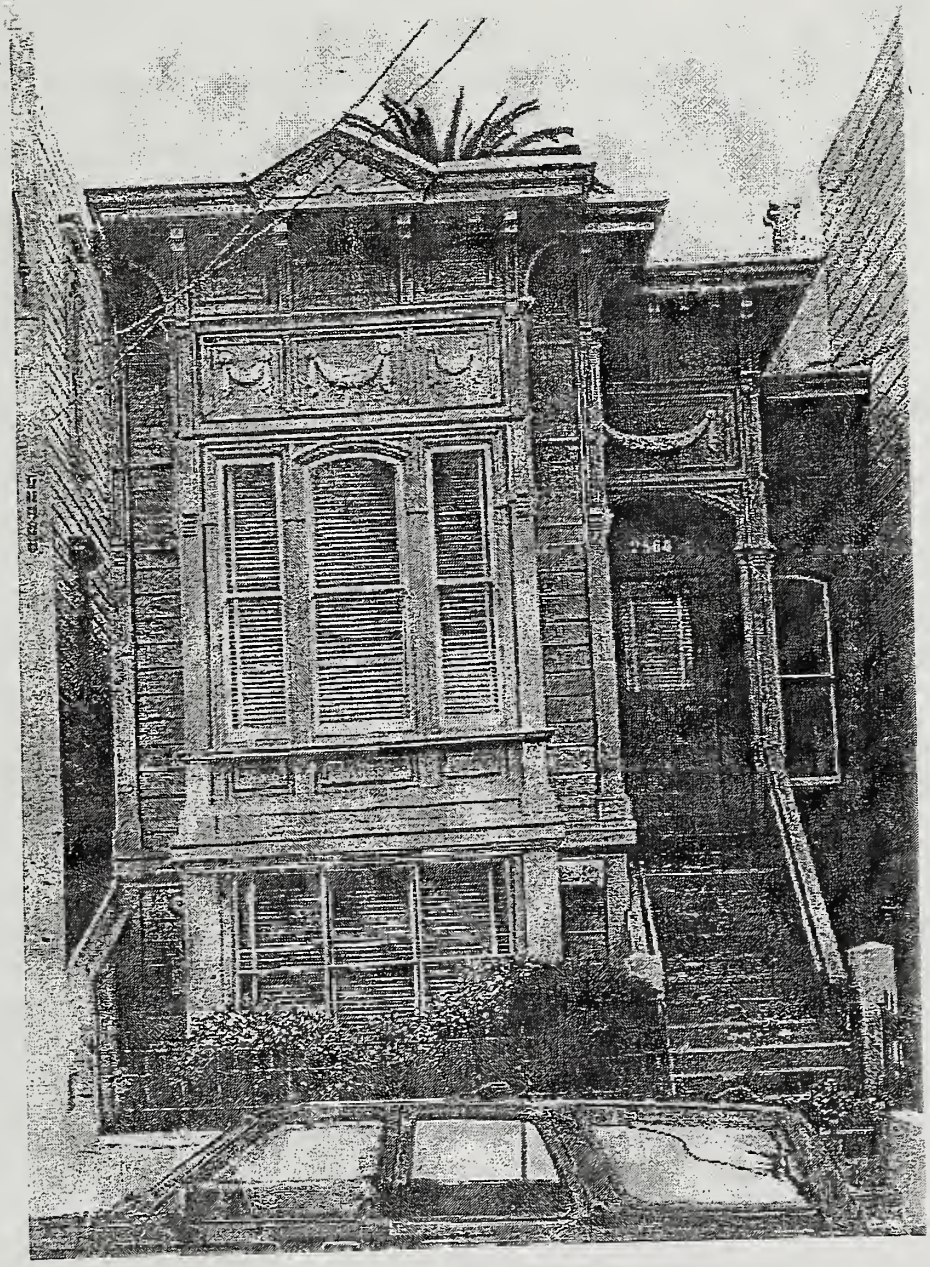
PRESERVATION COORDINATOR REVIEW

Signature _____ Date 6-6-06
Mark Luellen, Preservation Coordinator

Cc S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd / Historic Resource Impact Review File
Glenn Cabreros / Project Planner

Attachment: Revised plans hand dated April 19, 2006

2564 Sutter



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OCT 25 2006

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MEMORANDUM

DATE: October 23, 2006

TO: President Aaron Peskin, and Members of the Board of Supervisors

FROM: Paul Maltzer, Environmental Review Officer – Planning Department

Re: Appeal of the Categorical Exemption for 2564 Sutter Street, Case No. 2005.0486E (Assessor's Block 1053, Lot 012); Proposed Addition to a Single-Family Residence, Creating a Three-Unit Residential Building

Hearing Date: October 31, 2006

This memorandum and the attached document are in response to the letter of appeal to the Board of Supervisors ("Board") regarding the issuance of a categorical exemption for 2564 Sutter Street ("the project"). A categorical exemption was issued by the Planning Department ('Department") on June 29, 2006. The appeal to the Board was filed on September 22, 2006, by Stephen M. Williams. The categorical exemption certificate and the appeal letter are included with this memorandum as Attachment A and Attachment B, respectively. The decision before the Board is whether to uphold the decision of the Department to issue a categorical exemption and deny the appeal, or to overturn the Department's decision to issue a categorical exemption and return the project to Department staff for additional environmental review.

Section 21084 of the Public Resources Code requires that the guidelines to the California Environmental Quality Act (CEQA) include a list of classes of projects, which have been determined not to have a significant effect on the environment and, therefore, are exempt from the provisions of CEQA. The State Secretary for Resources has found that the following classes of projects do not have a significant impact on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents. Per State CEQA Guidelines Section 15301, the proposed project meets the conditions of Class 1, which provides for additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor are of the structures before the addition, or 2,500 square feet (sq. ft.), whichever is less; or 10,000 sq. ft. if the site is in an area where public services and facilities are available to allow for maximum development permissible in the General Plan, and the area is not environmentally sensitive. The proposed project meets these conditions and although the property is an historical resource, the proposed project would not adversely affect the resource. Therefore the project is categorically exempt from the provisions of CEQA.

Introduction

The proposed project is located at 2564 Sutter Street. The proposed project would include interior renovations, as well as horizontal and vertical additions to the existing approximately 29-foot-tall, one-and-a-half-story over basement, single-family residence to create an approximately 40-foot-tall, four-story over basement, three-unit residential building. The building, which does not have off-street parking, would also be raised 22 inches to accommodate a new three-car garage. The existing residence has been vacant for approximately three years. It contains approximately 1202 square feet (sq. ft.) on the second

floor level, and 1286 sq. ft. on the lower level. Both levels have been used for habitation, although neither meet current building code standards, and the lower level does not appear to have been originally designed for habitation. Upon completion of the proposed project, the building would have three residential units and a total of 9,411 gross square feet, including three off-street parking spaces. A new garage, stairway and front door entry, as well as the alteration/enlargement of the basement level, and alteration of ground floor windows, which are above what will be the new basement level, would be visible at the front façade. The project site is located on the north side of Sutter Street within the block bounded by Bush and Sutter Streets to the north and south; and Broderick and Baker Streets to the east and west within the Lower Pacific Heights/Western Addition neighborhood. The project site is within RH-3 (Residential, House, Three-Family) zoning district and within a 40-X height and bulk district.

CONCERNS RAISED AND PLANNING DEPARTMENT RESPONSES

Concerns raised in the Board appeal letter are cited below, followed by the Department's response. In determining the significance of environmental effects caused by a project, *CEQA Guidelines* Section 15064(f) states that the decision as to whether a project may have one or more significant effects shall be based on substantial evidence in the record of the lead agency. *CEQA Guidelines* Section 15064(f)(5) offers the following guidance: "Argument, speculation, unsubstantiated opinion or narrative, or evidence that is clearly inaccurate or erroneous, or evidence that is not credible, shall not constitute substantial evidence. Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts."

CONCERN #1: "The Department's conclusion that the "treatment" of this historic resource is preservation of the resource is absurd and contrary to the Department's own conclusions in other near identical cases. When the Department reviews other buildings and finds that a garage has been inserted or that even small alterations have been made, it concludes that a given building lacks integrity and therefore is not eligible for protection under CEQA as a historic resource."

"In other words, the Department approves "alterations" and finds that such massive "alterations" do not have a significant adverse affect on the resource, but when it reviews a building already possessing identical alterations it determines such alterations have destroyed the integrity of the resource, and therefore the resource is not eligible for protection under the same statutory scheme."

RESPONSE TO CONCERN #1: This response cannot address assertions with regard to previous unrelated and unidentified projects and determinations. The Planning Department evaluates each project and makes each determination based on the facts specific to each case. For the purposes of evaluating potential adverse impacts to historic resources under the California Environmental Quality Act (CEQA), the Planning Department has established review procedures.[1] These procedures are used to determine first, whether a property is an historic resource for purposes of CEQA. After determining that a property is an historical resource for the purposes of CEQA, the next step is to determine if the proposed project could cause a substantial adverse change in the significance of the historical resource. CEQA defines "substantial adverse change" as the physical demolition, destruction, relocation or alteration of the historical resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. CEQA goes on to define "materially impaired" as work that materially alters, in an adverse manner, those physical characteristics that convey the resource's historical significance and justify its inclusion in the California Register of Historic Places, a local register of historical resources, or an historical resource survey.[2] If a property is determined to be an historical resource and the Department's preservation planners determine that a proposed project would not materially impair the significance of the resource, based on the unique facts of the case, then the project

[1] City and County of San Francisco Planning Department CEQA Review Procedures for Historic Resources, October 8, 2004.
[2] Ibid.

may be found to be categorically exempt from environmental review, if it meets the criteria contained in Article 19 (Categorical Exemptions) of the CEQA Guidelines.

In evaluating whether the proposed project would be exempt from environmental review under CEQA, Planning Department staff determined that the building located on the project site meets the California Register's Architectural Criteria of Significance for the 1890-1906 time period, clearly retains its integrity from its period of significance, and as such is an historic resource as defined by the California Environmental Quality Act (CEQA).[3] Department staff then reviewed the proposed project for consistency with Secretary of the Interior's *Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary of the Interior's Standards)*, and determined that the project is consistent for the following reasons:

- Preservation of major character-defining features on the front façade;
- Retention of 72% of the perimeter walls of the structure, as well as a significant amount of the interior structural elements;
- Vertical additions are set back nine feet at the new third story, and 22 feet seven inches at the new fourth story and would not be readily visible from the front of the building, because of the height of adjacent structures and, on the east side, the fact that the adjacent building extends almost to the front property line.[4]

This determination was made by Planning Department staff with historic preservation expertise using their professional judgment.

CONCERN #2: ""Preservation" treatment of historic resources under CEQA does not permit huge alterations. As noted in the Departments' [*sic*] analysis, CEQA identifies a hierarchy of "treatments" including "Preservation", "Rehabilitation", "Restoration" and "Reconstruction." The Department's mandate for resources such as involved in this case is for "preservation" of the resource and the City's codes also demand "preservation" of the resources. However, the Secretary of the Interior Standards for "preservation" DO NOT permit such massive additions and "alterations" of the sort involved in the instant case."

RESPONSE TO CONCERN #2: The generalizations of the appeal statements do not take into account the specifics of the proposed project. The neighborhood and preservation staff spent a great deal of time reviewing this case, requiring demolition plans, and various modifications to the original design of the project to preserve the historical integrity of the building, while permitting a code-compliant project that meets the objectives and policies of the General Plan Housing Element related to encouraging urban infill housing. There are many instances in which the Landmarks Preservation Advisory Board has reviewed and approved garage additions similar to the one proposed for this project and much larger additions, such as the new addition to the Carnegie-built Richmond Library. The size of the project is not the sole determinant of compliance with the *Secretary of the Interior's Standards*.

CONCERN #3: "If those resources identified as important and contributing can be altered beyond recognition, the protections afforded by CEQA become meaningless. IN [*sic*] this instance, the character defining aspect of this particular resource as set forth in *Here Today* is that this building is a

"One-story Stick Style cottage with floriated frieze."

The proposed alteration absolutely destroys the "character defining" feature of the resource and therefore has a significant adverse affect on the historic resource. The City can not [*sic*] approve an addition to this cottage of approximately 3,000 square feet and still claim it is preserving a 'one-story stick style cottage.'"

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[3] Adam Light, City of San Francisco Preservation Planner. *Historic Resource Evaluation Response Memorandum for 2564 Sutter Street,* June 6, 2006. This Memorandum is included in Attachment A.

[4] Ibid.

RESPONSE TO CONCERN #3: The proposed project would include preservation of character – defining features on the front façade. The vertical additions would not be readily visible from the front of the building. The current façade, which includes a basement area now visible as part of the one-story structure, would be slightly more visible when elevated approximately 2 feet, but this change would not substantially alter the overall view of the front façade. Likewise, the addition of a sub-basement below-grade would continue to preserve the look and feel of the existing one-story over basement structure. The building would be perceived from the public right-of-way as a "One-story Stick Style cottage with floriated frieze." It is the expert opinion of Planning Department staff that the proposed changes comply with the *Secretary of the Interior's Standard.*

CONCERN #4: "The Department completely side-steps the difficult policy issue of destruction of safe/affordable housing and professional real estate speculation in our residential neighborhoods. The developers who claim to be building us out of the "housing crisis" are actually driving the prices up and are actually largely responsible for the "housing crisis" by the purchase for speculation of the small, more affordable housing stock. There is little doubt that this is a disguised demolition that destroys a "starter" home."

RESPONSE TO CONCERN #4: In evaluating the significance of environmental effects of a project, the lead agency considers direct and indirect physical changes in the environment that may be caused by the project. Economic and social changes resulting from a project are not treated as significant effects on the environment unless they lead to significant secondary environmental effects. Although displacement of existing renters or loss of affordable housing is a social effect that could, if substantial, lead to secondary environmental effects such as those associated with sprawled development, this case does not present such facts. The building has been vacant for three years. The project will not displace any households. Instead, it will add a net total of two dwelling units to the City's housing stock. It is likely that each of the three units will be as or more affordable than the previous one, single-family residence.

CONCERN #5: "The claim that the project retains "51%" of historic portions of the building is a transparent fallacy. CEQA requires more than the lead agency taking a pass on the proposed project's compliance with the relevant codes and General Plan. An environmental review must determine that the project IS in compliance and may not simply hand off that determination to a review body. This is not a "minor" alteration as envisioned by the CEQA. The proposed project destroys the acknowledged value of this historic resource by more than doubling its size and by obscuring every element that makes this home valuable as described in the Department's analysis."

RESPONSE TO CONCERN #5: The Department's historic resource specialist determined that to avoid a substantial effect to the building, 50% of the perimeter walls and a substantial portion of the interior structural elements should be preserved. The alteration satisfies these criteria because it retains 72% of the perimeter and 58% of the interior structural elements. The Appellant's concern about the size and effect of the alteration on the historical elements of the existing structure is addressed in Response #3.

CONCERN #6: "The Professional Developers who have brought forth the project are speculating in our residential neighborhoods and the small, sound affordable house should be retained. In allowing such speculation, the Department has permitted developers to destroy one single-family, or two-family relatively affordable home after another in direct violation of the policies of the Planning Code and General Plan requiring special protection for and retention of such housing. These facts have also been brought to the Departments' [*sic*] attention without response over and over. The Code acknowledges that the scarcest resource in the City is the single family home, yet project after project destroys these resources."

RESPONSE TO CONCERN #6: The Planning Department staff believes the project complies with the applicable priority polices. The existing housing and neighborhood character are preserved as the project retains the existing building, which has been identified to be an historic resource. The project is fully

compliant with the Planning Code and would not overburden neighborhood parking, as a three-car garage is proposed. Industrial and neighborhood serving uses are not adversely impacted, as the project is a residential project appropriate to the prescribed zoning district, RH-3 (Residential, House, Three-Family) for the subject lot. There is no evidence that affordable housing would be lost in this case. The issue of whether single-family or two-family homes should be preserved over providing more dense, urban in-fill housing, where such in-fill housing is consistent with the existing zoning, is a policy question outside the scope of the environmental analysis. The primary focus of environmental review and CEQA is whether a proposed project could result in physical impacts.

Attachment A

Categorical Exemption Certificate, issued by the Planning Department on June 29, 2006

PLANNING DEPARTMENT

City and County of San Francisco • 1660 Mission Street, Suite 500 • San Francisco, California • 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411	PHONE: 558-6350	PHONE: 558-6377	INFO: 558-6422
	4TH FLOOR	5TH FLOOR	MAJOR ENVIRONMENTAL	INTERNET WEB SITE
	FAX: 558-6426	FAX: 558-6409	FAX: 558-5991	WWW.SFGOV.ORG/PLANNING

CERTIFICATE OF DETERMINATION OF EXEMPTION/EXCLUSION FROM ENVIRONMENTAL REVIEW

Project Title: 2005.0486: Addition/Alteration of Single-Family Residence
Location: 2564 Sutter Street, Lower Pacific Heights/Western Addition Neighborhood
City and County: San Francisco

Description of Nature and Purpose of Project: The approximately 3,400-square-foot project site is located at 2564 Sutter Street (Assessor's Block 1053, Lot 12). The proposed project includes interior renovations, horizontal and vertical additions to, and elevating of the existing approximately 29-foot-tall, one-and-a-half-story over basement, single-family residence to create an approximately 40-foot-tall, four-story over basement, three-unit residential building. The existing residence is approximately 1,125 square feet in size, plus a similar amount of uninhabitable basement area and does not have off-street parking. Upon completion of the proposed project, the building would have three residential units and a total of 9,411 gross square feet, including three off-street parking spaces. The proposed project includes 1) raising the structure to create a basement parking garage; 2) a 2-story, stepped-back, vertical addition that would increase the height to approximately 40-feet; 3) a 3-level horizontal (to the rear) addition that would extend the existing building to within approximately 34 feet of the rear property line; and 4) interior renovations of the existing building and alterations of the façade. A new garage, stairway and front door entry, as well as the alteration/enlargement of the basement level and related windows would be visible at the front façade.

(CONTINUED ON NEXT PAGE)

Name of Person, Board, Commission or Department Proposing to Carry Out Project:
Suheil Shatara of Shatara Architecture Inc. representing P. McCluskey, Owner, (415) 512-7566

Exempt Status:
X Categorical Exemption [State CEQA Guidelines, Section 15301 (Class 1)]

Remarks: Please see Page 2.

Contact Person: Nannie Turrell **Telephone:** (415) 558-5994

Date of Determination:
6/29/06

I do hereby certify that the above determination has been made pursuant to State and Local requirements.

Rich Cooper, for

PAUL E. MALTZER
Environmental Review Officer

cc:
Shatara Architecture, Inc., Project Sponsor
P. McCluskey, Property Owner
Historical Resource Preservation Mailing List
Distribution List
Supervisor Mirkarimi, District 5, Board of Supervisors
Glenn Cabreros, NW Quadrant, Planning Department
V. Byrd/Bulletin Board/Master Decision File
Exemption/Exclusion File

Description of Nature and Purpose of Project, continued:
The project site is located on the north side of Sutter Street within the block bounded by Bush and Sutter Streets to the north and south; and Broderick and Baker Streets to the east and west, within the Lower Pacific Heights/Western Addition neighborhood. The project site is within the RH-3 (Residential, House, Three-Family) zoning district and within a 40-X height and bulk district.

Remarks:
The existing building, built in 1890 at 2564 Sutter Street is listed in *Here Today* and was part of the Planning Department's 1976 Architectural Survey, both listings of cultural resources throughout San Francisco. *Here Today* (Page 297) identifies this structure as "a one-story Stick Style cottage with floriated frieze" and indicates it is "an exact duplicate of 2932 Pine Street" which on Page 288 of *Here Today* is described as a late Stick Style cottage where "the imaginative entablature has all the classic components, which have, however, been whimsically reproportioned." In evaluating whether the proposed project would be exempt from environmental review under CEQA, the Planning Department determined that the building located on the project site meets the California Register's Architectural Criteria of Significance for the 1890-1906 time period, clearly retains its integrity from its period of significance, and as such is a historic resource as defined by the California Environmental Quality Act (CEQA).[1]

The Planning Department preservation staff has reviewed the proposed project in relation to the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Secretary's Standards) and determined that the proposed project would be consistent with those standards and would, therefore, not have a significant adverse affect on the historic resource.[2] This determination, as stated in the Historical Resource Evaluation Response Memorandum, was based on the proposed preservation of major character-defining features on the front façade, as well as a minimum of 51% of the perimeter and a significant amount of the interior structural elements, and that the vertical additions, which would be stepped back, would not be readily visible from the front of the building. It was therefore determined that the proposed project was designed in such a way that the character-defining features of this historic resource would not be obscured, damaged, or destroyed. Because the proposed project would be consistent with the *Secretary's Standards*, as described above, it would not cause a substantial adverse change on the historic resource.

CEQA State Guidelines Section 15301 (Class 1) provides an exemption for certain changes made to existing facilities. Specifically, Section 15301(e)(2) exempts from environmental review additions to existing structures provided that the addition would not result in an increase of more than 10,000 square feet, the project is located in an area where all public services and facilities are available to allow for maximum development permissible in the *General Plan* and the area is not environmentally sensitive. The proposed project would result in lifting of the existing structure to create a basement garage, and horizontal and vertical additions that would add approximately 7,160 square feet to the existing approximately 2,250-square-foot (including the existing basement area) building, for a total approximately 9,400 gross-square-foot, 3-unit residential structure with a 3-car below-grade parking garage. The project site is located in a dense urban residential neighborhood where all public services and facilities are available, the proposed

[1] City of San Francisco Historic Preservation Staff. *Historic Resource Evaluation Response Memorandum for 2564 Sutter Street,* June 6, 2006. This Memorandum is attached.
[2] Ibid.

project is within the development limits permissible under the *General Plan*, and the surrounding area is not environmentally sensitive.

Additionally, CEQA Guidelines Section 15301(a) specifically exempts from environmental review minor alteration of existing facilities involving such things as interior partitions, plumbing, and electrical conveyances. The proposed project would include reconfiguration of the interior space to create separate residential living areas and related parking, removal and construction of partitions and facilities, including related electrical and plumbing installations/upgrades.

CEQA State Guidelines Section 15300.2 states that a categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The property is an historical resource; however as described above, the proposed project would not adversely affect the resource. There are no other unusual circumstances surrounding the current proposal that would suggest a reasonable possibility of a significant effect. The proposed project would have no significant environmental effects.

For the above reasons, the proposed project is appropriately exempt from environmental review under CEQA State Guidelines Section 15301, or Class 1 categorical exemptions.

PLANNING DEPARTMENT

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MEMORANDUM: Historic Resource Evaluation Response

MEA Planner: Nannie Turrell

Project Address: 2564 Sutter Street
Block: 1053; Lot: 012
Case No.: 2005.0486E
Date of Review: June 1, 2006

Planning Department Reviewer:
Adam Light
415-558-6254
adam.light@sfgov.org

Preparer / Consultant
Name: Suheil Shatara
Company: Shatara Architecture
Address: 522 2nd Street, SF 94107
Phone: (415)512-7566
Fax:
Email:

Owner:
Name: Peter McCluskey
Company:
Address: 2822 Clement Street, #6 SF 94121
Phone:
Fax:
Email:

PROPOSED PROJECT

☐ Demolition
☒ Alteration

Project description:
The proposal is to build a two-story vertical addition and three level horizontal rear addition to an existing one-story-over-basement single-family house, creating a three-unit residential building. The subject building would be lifted 20 inches overall and a new garage door entry would be constructed in a new excavated sub-basement level. The floor-to-ceiling height of the existing basement would be increased in order to make it habitable. The proposed two-story vertical addition would be successively stepped back, with the first level of this addition being set back nine feet from the front building wall, approximately six feet from the side building wall, and would be visually obscured by the tall 5'-1" front wrap-around parapet. The second level of the vertical addition would be set back an additional 13'-7", for a total 22'-7" setback from the front building wall. The horizontal addition, which would extend the existing basement, main living level, and the two new vertical additions into the rear yard area would not be visible from the street and would not affect any existing character-defining exterior historical materials. The horizontal addition would result in the removal of roughly half of the rear building wall and west side wall at the existing main living level. Visible alterations to the front of the building would include raising the house 20 inches, adding a garage door entrance, alteration and

enlargement of existing basement level windows, lowering of location of front door, and a new stairway designed in character with the original. All other major character-defining features would remain intact.

Pre-Existing Historic Rating / Survey
Here Today
1976 Architectural Survey

Historic District / Neighborhood Context
The surrounding block face consists of a mix of Victorian and Edwardian era buildings with varying front setbacks. Although some remain intact, many of these buildings have been significantly altered over the years with the addition of stucco and asbestos siding, and non-compatible replacement windows.

NOTE: if the property is a pre-existing known historical resource, skip to section **3** below.

1.) California Register Criteria of Significance: Note, a building may be an historical resource if it meets any of the California Register criteria listed below. If more information is needed to make such a determination please specify what information is needed. *(This determination for California Register Eligibility is made based on existing data and research provided to the Planning Department by the above named preparer / consultant and other parties. Key pages of report and a photograph of the subject building are attached.)*

- **Event:** or ☐Yes ☒No ☐Unable to determine
- **Persons:** or ☐Yes ☒No ☐Unable to determine
- **Architecture:** or ☒Yes ☐No ☐Unable to determine
- **Information Potential:** ☐ Further investigation recommended.

District or Context ☐Yes, may contribute to a potential district or significant context

If Yes; Period of significance: 1890-1906

Notes:

2.) Integrity is the ability of a property to convey its significance. To be a resource for the purposes of CEQA, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. To retain historic integrity a property will always possess several, and usually most, of the aspects. The subject property has retained or lacks integrity from the period of significance noted above:

location,	☒ Retains	☐ Lacks	**setting,**	☒ Retains	☐ Lacks
design,	☒ Retains	☐ Lacks	**feeling,**	☒ Retains	☐ Lacks
materials,	☒ Retains	☐ Lacks	**association.**	☒ Retains	☐ Lacks
workmanship	☒ Retains	☐ Lacks			

Notes: The subject building clearly retains its integrity from its period of significance.

3.) DETERMINATION Whether the property is an "historical resource" for purposes of CEQA

☐ No Resource Present (Go to 6. below)

☒ Historical Resource Present (Continue to 4.)

☒ Category A (1/2)
☐ Category B
☐ Category C

4.) If the property appears to be an historical resource, whether the proposed project is consistent with the Secretary of Interior's Standards or if any proposed modifications would materially impair the resource (i.e. alter in an adverse manner those physical characteristics which justify the property's inclusion in any registry to which it belongs).

☒ The project appears to meet the Secretary of the Interior's Standards. (go to 6. below)
(Optional) ☐ See attached explanation of how the project meets standards.
☐ The project is **NOT** consistent with the Secretary of the Interior's Standards and is a significant impact as proposed. (Continue to 5. if the project is an alteration)

5.) Character-defining features of the building to be retained or respected in order to avoid a significant adverse effect by the project, presently or cumulatively, as modifications to the project to reduce or avoid impacts. Please recommend conditions of approval that may be desirable to mitigate the project's adverse effects.

All major character-defining features on the front façade should remain intact as shown on the revised project plans. The project proposes removal of 28% of the perimeter walls of the existing building in order to construct the proposed horizontal additions, and 42% of the interior elements would be demolished. A minimum of 51% of the perimeter walls of the structure must be retained in order to not have a substantial adverse impact on the subject building, as well as a significant amount of the interior structural elements. The vertical additions as proposed will not be readily visible from the front of the building, and they should remain as proposed in the revised plans attached to this memorandum, hand dated April 19, 2006.

6.) Whether the proposed project may have an adverse effect on off-site historical resources, such as adjacent historic properties.

☐Yes ☒No ☐Unable to determine

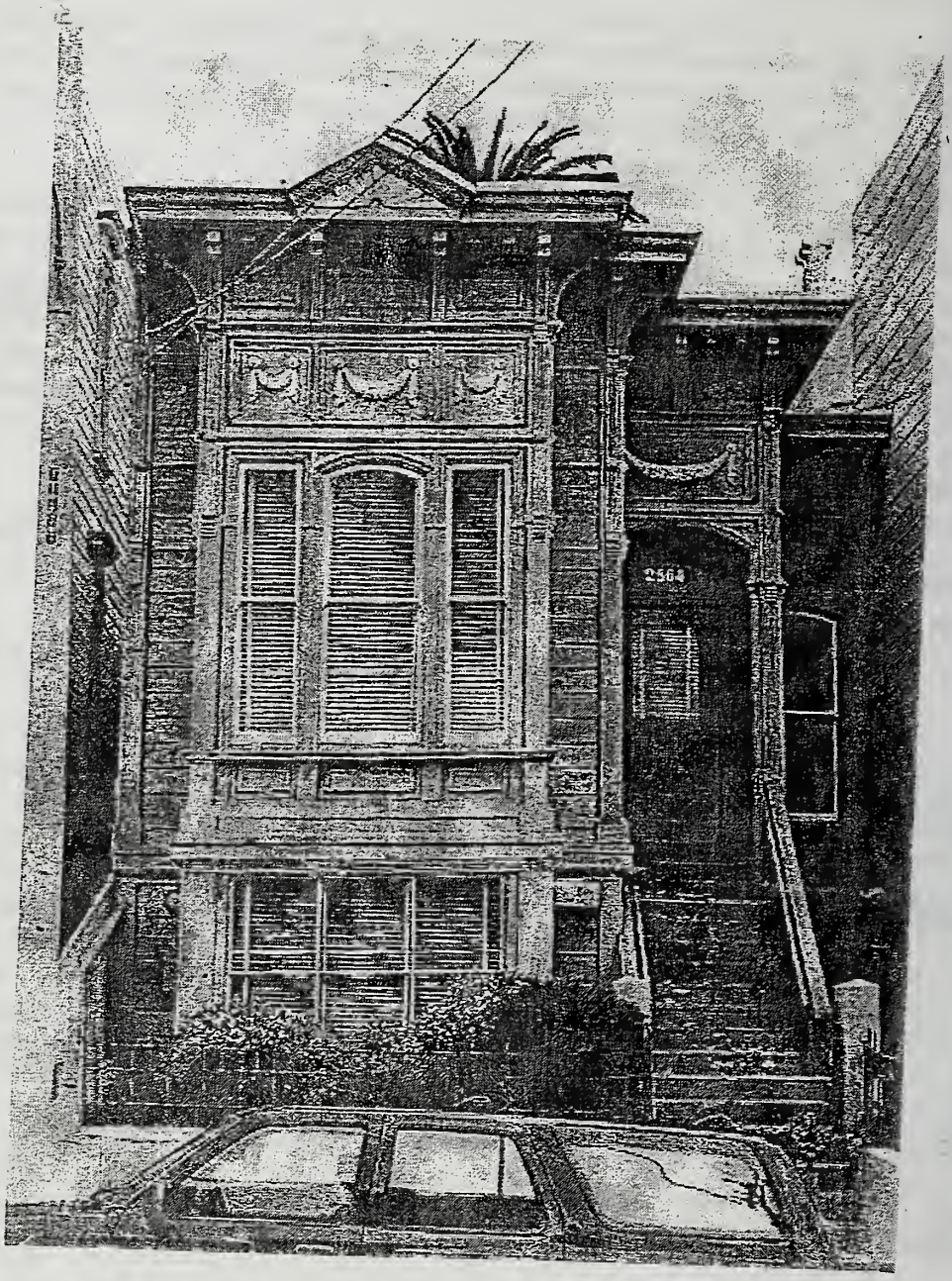
PRESERVATION COORDINATOR REVIEW

Signature _____ Date 6-6-06
Mark Luellen, Preservation Coordinator

Cc S. Banks, Recording Secretary, Landmarks Preservation Advisory Board
V. Byrd / Historic Resource Impact Review File
Glenn Cabreros / Project Planner

Attachment: Revised plans hand dated April 19, 2006

2564 Sutter



Attachment B

Appeal Letter

LAW OFFICES OF
STEPHEN M. WILLIAMS

1934 Divisadero Street | San Francisco, CA 94115 | TEL: 415.292.3656 | FAX: 415.776.8047 | smw@stevewilliamslaw.com

RECEIVED
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BY

September 22, 2006

Aaron Peskin, President
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

RE: **Appeal of Categorical Exemption from Environmental Review-Issued June 29, 2006**
2564 Sutter Street–Building Permit Application --2005.01.11.2946
2005.0486E—"Alteration" of Single Family Home/Historic 1890 "Stick Cottage" to Four Story –Three Units Over Garage

Dear President Peskin and Members of the Board:

We hereby appeal the Categorical Exemption issued by the Department. The grounds for our appeal are as follows:

1. The Department's conclusion that the "treatment" of this historic resource is preservation of the resource is absurd and contrary to the Department's own conclusions in other near identical cases. When the Department reviews other buildings and finds that a garage has been inserted or that even small alterations have been made, it concludes that a given building lacks integrity and therefore is not eligible for protection under CEQA as a historic resource. HOWEVER, when the Department reviews cases such as the instant one before the Board involving a known historic resource in near pristine condition, the Department approves much more dramatic alterations to a building (which it says destroys the "integrity" of the resource in other cases) and pronounces that the alterations meet the Secretary of the Interior Guidelines as changes or alterations which do not destroy the integrity of the resource. In other words, the Department approves "alterations" and finds that such massive "alterations" do not have a significant adverse affect on the resource, but when it reviews a building already possessing identical alterations it determines such alterations have destroyed the integrity of the resource, and therefore the resource is not eligible for protection under the same statutory scheme.

The rebuttal presumption of a Categorical Exemption is completely inappropriate in this instance. There is more than a "reasonable possibility" that this project will have a significant adverse affect on a historic resource. There is if fact a certainty that this project will have a significant adverse affect on the resource and will destroy the resource and its character defining features. The Department's own definitions of what alterations result in a loss of integrity are being approved for this project.

2. "Preservation" treatment of historic resources under CEQA, does not permit huge alterations. As noted in the Departments' analysis, CEQA identifies a hierarchy of "treatments" including "Preservation", "Rehabilitation", "Restoration" and "Reconstruction." The Department's mandate for resources such as involved in this case is for "preservation" of the resource and the City's codes also demand "preservation" of the resources. However, the

Secretary of Interior Standards for "preservation" DO NOT permit such massive additions and "alterations" of the sort involved in the instant case. The Department is ignoring its many layers of policy to preserve neighborhoods, historic resources and affordable housing. Some projects will have to be rejected as simply too large, too out of scale, too intrusive to permit the preservation of what is now identified as an important historic, public resource. The Department does a wonderful job of identifying the significance of the resource and its importance to the surrounding historic neighborhood and then permits the project to proceed anyway, acknowledging it will all but destroy not only the building, but the context of the block and surrounding environment. Such tact is a violation of CEQA and the protections it is designed to afford. The Department is not "preserving" any of these resources within the meaning of CEQA and is in fact, "rehabilitating" all such resources beyond recognition.

3. If those resources identified as important and contributing can be altered beyond recognition, the protections afforded by CEQA become meaningless. IN this instance, the character defining aspect of this particular resource as set forth in *Here Today* is that this building is a "

"One-story Stick Style cottage with floriated frieze."

The proposed alteration absolutely destroys the "character defining" feature of the resource and therefore has a significant adverse affect on the historic resource. The City can not approve an addition to this cottage of approximately 3,000 square feet and still claim it is preserving a "one-story stick style cottage."

CEQA demands that new additions be modest (if permitted at all) and that additions be limited in size and scale "in relationship to the historic building." See, *The Secretary of the Interior Standards for Rehabilitation & Illustrated Guidelines for Rehabilitation.*

The approved "alteration" violates the Secretary's guidelines for "rehabilitation" (this could NEVER qualify as "preservation" under any stretch of the imagination) including the
following:

--removal of features and open spaces that characterize this resource;

--loss of the historical record of time place and use;

--change to the defining characteristic as noted above and also loss of site/ environment;

--differentiation of the "alteration" by massing, size, scale and location;

--radical removal and change to the grade and historic landscaping and site

--out-of-scale new construction which destroys the building site and historic relationships

The sad fact is that these "alterations" in no way comply with the Secretary's Standards and the Department knows it. Even a casual reading of the standards makes clear that the Department is NOT following the standards and not attending to make the Developers

meet the standards and is approving the out-of-scale "remolitions" in direct violation of the Secretary's Standards requiring the community to do the Department's work for it.

The Standards make clear that large alterations are unacceptable for preservation or rehabilitation and should be approved very sparingly, not as a matter of mere routine such as at the Planning Department:

"Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character. The construction of an exterior addition to a historic building may seem to be essential for the new use, but it is emphasized in the **Rehabilitation** guidelines that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alterative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed." (Sec. Inter. Stand. Rehab.)

The Department needs to learn to say "no" when it comes to these limited historic resources and not rely on the community to enforce the letter and spirit of the mandates under which the Department should be operating. It is bad enough that the Department allows the Developers to build to the maximum in nearly every corner of the City, ignoring the quality of life of the residents and ignoring the Residential Design Guidelines, however, when it come to the limited stock of historic homes still left in San Francisco, the Department needs to assert itself and live up to the letter of the law. Years from now, when these building are gone or "altered" out of existence, we will look back to this time and regret that Larry Badiner and the Planning Department under his direction were allowed to ignore the law and destroy our City's heritage and identity. In cases involving houses such as this one, preservation, true preservation must be the first choice.

4. The Department completely side-steps the difficult policy issue of destruction of safe/affordable housing and professional real estate speculation in our residential neighborhoods. The developers who claim to be building us out of the "housing crisis"

are actually driving the prices up and are actually largely responsible for the "housing crisis" by the purchase for speculation of the small, more affordable housing stock. There is little doubt that this is a disguised demolition that destroys a "starter" home.

5. The claim that the project retains "51%" of historic portions of the building is a transparent fallacy. CEQA requires more than the lead agency taking a pass on the proposed project's compliance with the relevant codes and General Plan. An environmental review must determine that the project IS in compliance and may not simply hand off that determination to a review body. This is not a "minor" alteration as envisioned by the CEQA. The proposed project destroys the acknowledged value of this historic resource by more than doubling its size and by obscuring every element that makes this home valuable as described in the Department's analysis.

6. The Professional Developers who have brought forth the project are speculating in our residential neighborhoods and the small, sound affordable house should be retained. In allowing such speculation, the Department has permitted developers to destroy one single family, or two-family relatively affordable home after another in direct violation of the policies of the Planning Code and General Plan requiring special protection for and the retention of such housing. These facts have also been brought to the Departments' attention without response over and over. The Code acknowledges that the scarcest resource in the City is the single family home, yet project after project destroys these resources.

VERY TRULY YOURS,

STEPHEN M. WILLIAMS

63562